

**Apartment 24, Stile 24, 75
Newsome Road,**

£1,099 Per Calendar Month

- THIRD FLOOR APARTMENT
- NEWLY FITTED MODERN KITCHEN OPEN TO DINING AREA & UTILITY ROOM
- THREE BEDROOMS, MASTER WITH EN SUITE
- TWO ALLOCATED PARKING SPACES

- RECENTLY UNDERGONE COSMETIC IMPROVEMENT
- LOUNGE
- BATHROOM

bramleys

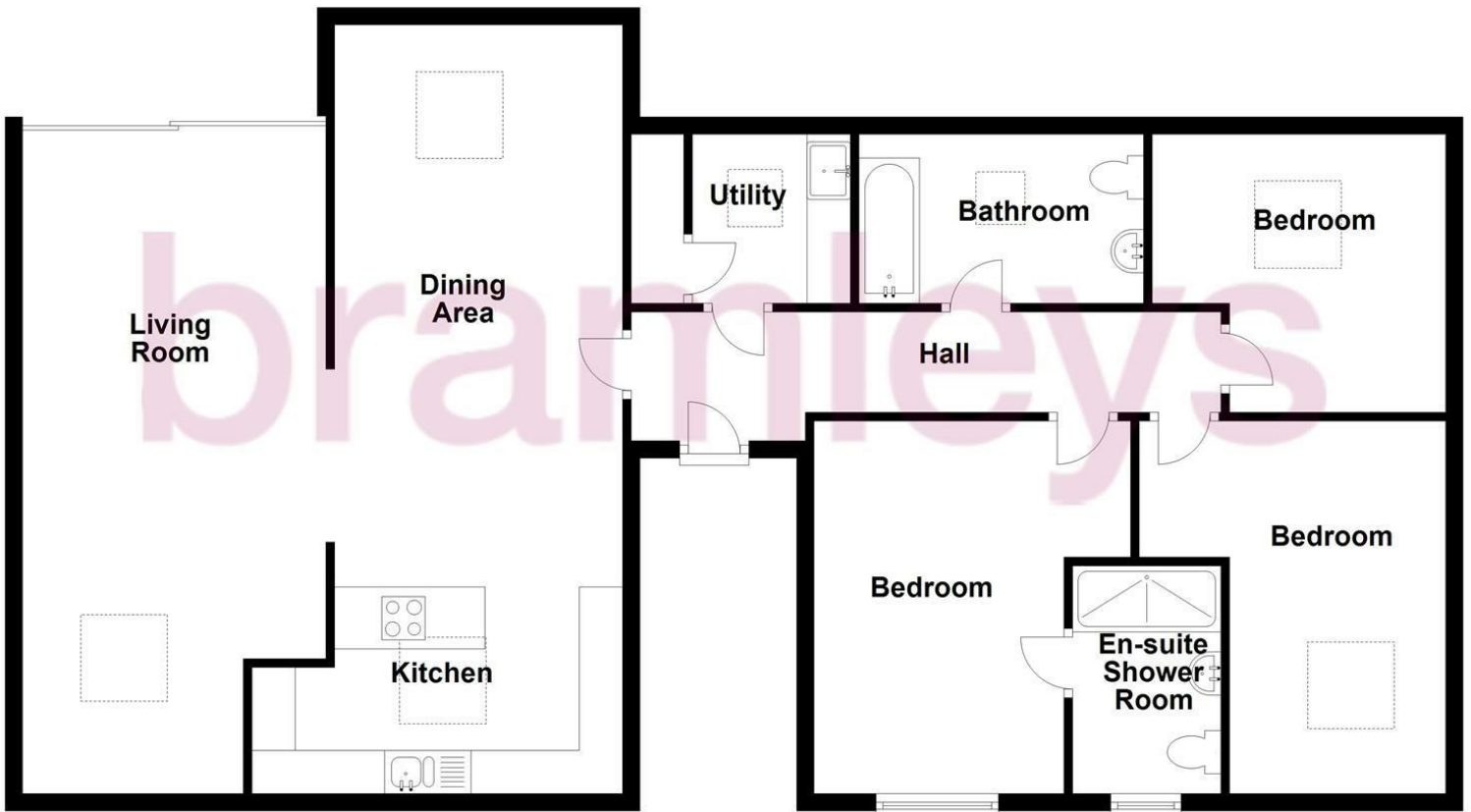
***** MINIMUM SIX MONTH LEASE *****

Being offered to let on an unfurnished basis is this very large 3 bedroomed apartment. The property has recently undergone some cosmetic upgrading and is marketed in excellent condition and has excellent views being on the 3rd floor. Having double glazing and a gas fired central heating system, the property comprises in brief:- entrance hallway, newly fitted modern kitchen being open to the dining area, spacious and generously proportioned lounge, 3 good sized bedrooms, master with en suite, bathroom and utility room. Externally, the property has 2 allocated parking spaces along with extra parking for visitors. The property is located in Newsome where there are amenities available in the village and Huddersfield town centre is approximately 1 mile away. The property is available for immediate occupation. Bond £1268.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** SORRY NO PETS OR SMOKERS *****

Ground Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
192 plus) A	52 59
(171-191) B	
(151-170) C	
(131-150) D	
(111-130) E	
(91-110) F	
(71-90) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

