



## 403 Manchester Road, Huddersfield, HD4 5BR

£750 Per Calendar Month

- APPROXIMATELY ONE MILE FROM HUDDERSFIELD TOWN CENTRE
- LOWER GROUND FLOOR DINING KITCHEN
- TWO BEDROOMS
- SECOND FLOOR ATTIC ROOM
- ACCOMMODATION OVER FOUR LEVELS
- LOUNGE
- BATHROOM
- PATIO AND LAWNED GARDEN

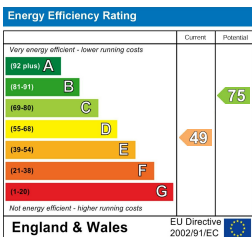
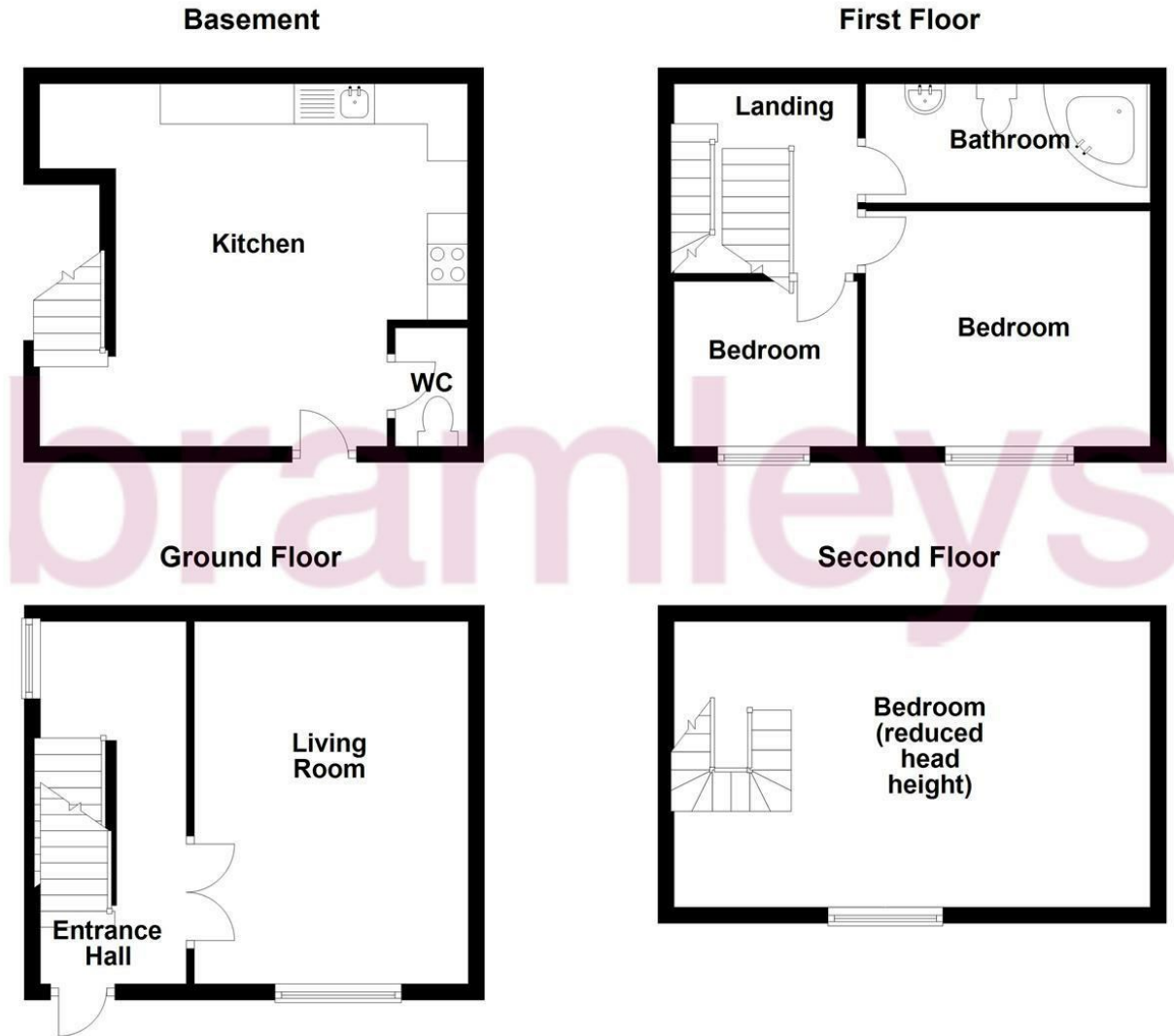
**bramleys**

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

Having recently been redecorated throughout is this rear facing back to back stone built terraced property. Having uPVC double glazing and a gas fired central heating system and has accommodation briefly comprising:- entrance hallway, lounge, lower ground floor dining kitchen, WC, first floor landing, 2 bedrooms, bathroom with three piece and second floor attic space. Externally, there is a patio and lawned garden of which can be utilised for parking. There is vehicular access to the rear of the terraces and this can be found between the row of terraces a few houses down. There is on street parking available on Manchester Road. The property is located approximately one mile from Huddersfield Town Centre and is offered to let on an unfurnished basis with immediate occupation. Bond £865.00

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 \*\*\*\*\*



**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

