



63 Redwood Drive, Bradley, Huddersfield, HD2 1PW

- LOCATED ON EXCLUSIVE DEVELOPMENT
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DOWNSTAIRS WC/CLOAKS
- KITCHEN WITH INTEGRATED APPLIANCES LEADING INTO DINING ROOM AND IN TURN LEADING INTO SUN ROOM
- FAMILY BATHROOM

£1,700 Per Calendar Month

- WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- TENANTS CAN MAKE USE OF EXCLUSIVE LEISURE COMPLEX AT AN ADDITIONAL COST OF £54 PER ANNUM
- LOUNGE
- FOUR BEDROOMS, MASTER WITH EN SUITE

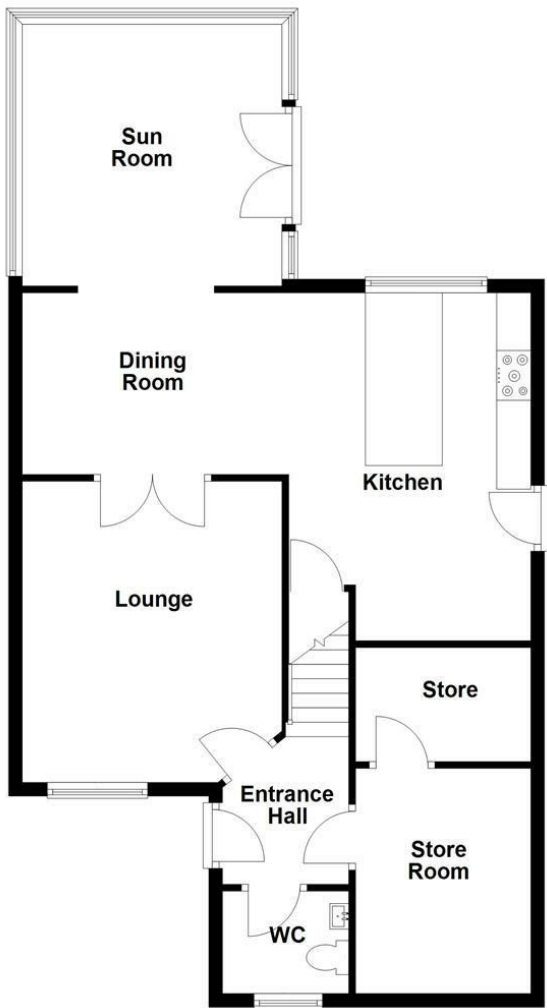
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***** MINIMUM TWELVE MONTHS LEASE *****

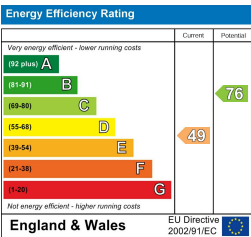
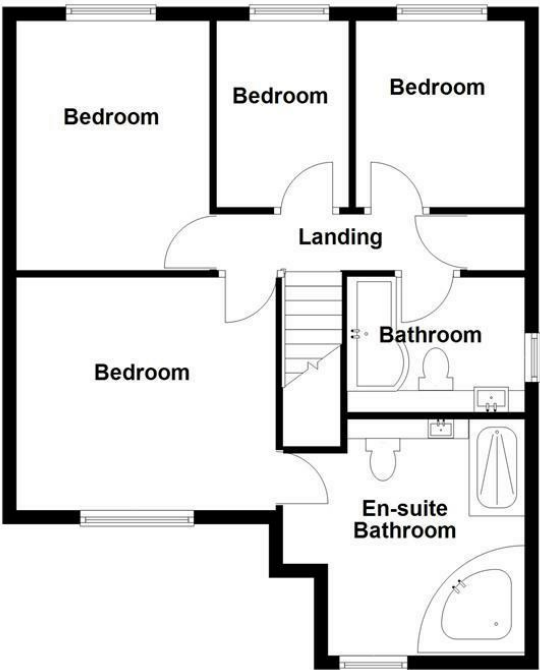
Located on this exclusive development amongst similar style properties is this well presented brick built 4 bedroomed detached family home. Having the benefit of uPVC double glazing, a gas fired central heating system and solar panels and has accommodation comprising in brief:- entrance hall, ground floor WC/cloaks, store room, lounge, modern kitchen with integrated appliances being open to the dining area which in turn leads to the sun room, first floor landing, 4 bedrooms, 4 piece en suite bathroom to the master bedroom and house bathroom with 3 piece suite. Externally, there is a driveway which provides off road parking and an enclosed garden area to the rear. The property would be most suited to a family or professional couple alike. The tenants can make use of the exclusive Woodland Glade Leisure Complex which includes a swimming pool, gym and tennis court. We have been advised by the landlord that the current cost of this is £54 per month, prospective tenants are advised to make their own enquiries in relation to the this. The property is situated equidistant to Mirfield, Brighouse and Huddersfield town centres and there is access to the M62 motorway via junction 25. The property will be available to let from the 9th May 2025 on a furnished or unfurnished basis dependent on the tenants requirements. Maximum 12 month tenancy. Bond £1960.00

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

Ground Floor



First Floor



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 insitu 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