



## 3 Plains, Marsden, Huddersfield, HD7 6AL

£950 Per Calendar Month

- ACCOMMODATION OVER THREE LEVELS
- LOUNGE
- TWO FIRST FLOOR BEDROOMS
- BATHROOM

- CONVENIENT LOCATION
- DINING KITCHEN
- 3RD LARGE ATTIC BEDROOM
- GARDENS TO FRONT & PARKING SPACE TO THE REAR

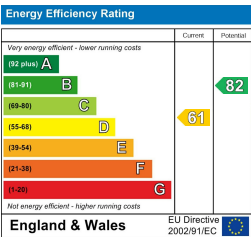
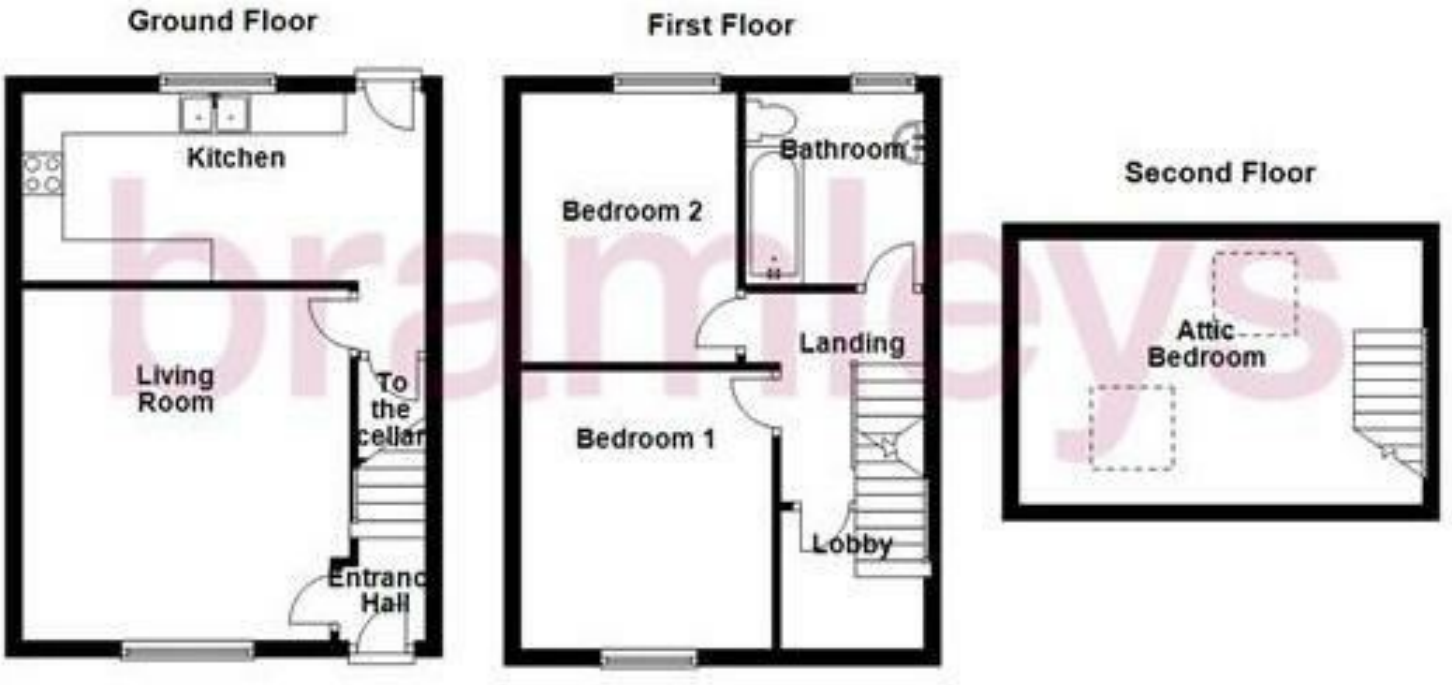
**bramleys**

\*\*\*\*MINIMUM 12 MONTH LEASE \*\*\*\*

Newly decorated throughout is this well presented mid terraced property which has accommodation situated over three levels and would be ideal for the young and growing family. Situated in the popular village of Marsden with good local amenities including a rail link and the property being centrally heated and double glazed. The accommodation briefly comprising of entrance hallway, lounge, dining kitchen with appliances including four ring gas hob, electric oven, extractor and lower ground floor cellar. To the first floor there are two double bedrooms and family bathroom with shower over the bath and further large attic bedroom room. Externally there is a garden area to the front and parking to the rear. The landlord is willing to sell the dishwasher to any tenant who wishes to have use of it in the property. Bond £1095.00

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\*\*\*\*



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