



9 The Grange, First Avenue, Dalton,

£800 Per Calendar Month

- CONVENIENT LOCATION
- KITCHEN
- TWO BEDROOMS
- GARDEN TO FRONT AND REAR
- TWO OFF ROAD PARKING SPACES
- LOUNGE WITH PATIO DOORS TO REAR GARDEN
- BATHROOM

bramleys

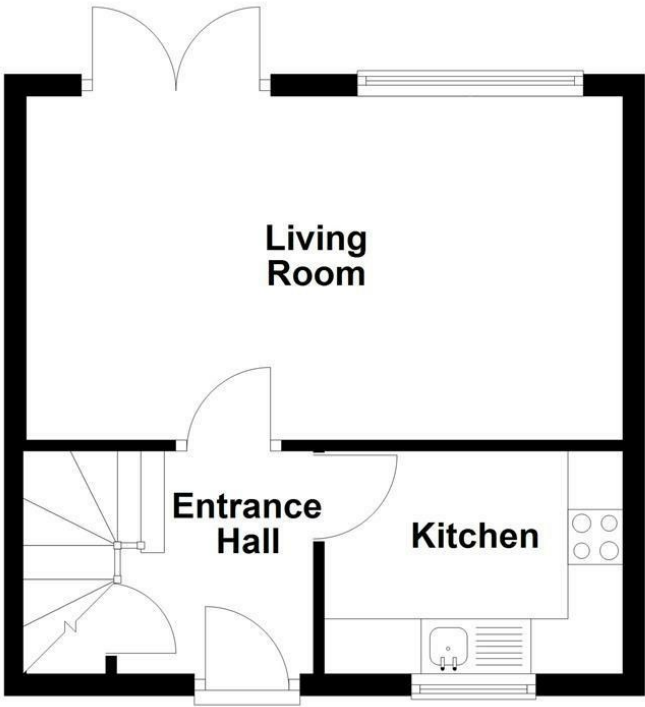
***** MINIMUM SIX MONTH LEASE *****

Positioned in a cul-de-sac position away from the main flow of traffic is this well appointed 2 bedroomed end terrace property. The property has uPVC double glazing and gas fired central heating system and has accommodation comprising in brief:- entrance hall, kitchen, lounge with patio doors leading to the rear garden, first floor landing, 2 bedrooms and bathroom with white 3 piece suite. Externally, the property benefits from low maintenance garden areas to both the front and rear and there are two off road parking spaces. The property is handily placed for local schooling and amenities in Dalton and nearby Moldgreen and Waterloo and Huddersfield town centre is approximately 2 miles away. Being offered to let on an unfurnished basis with immediate occupation. Bond £920.00.

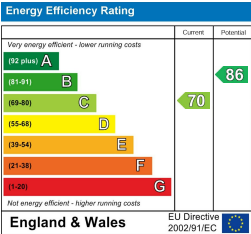
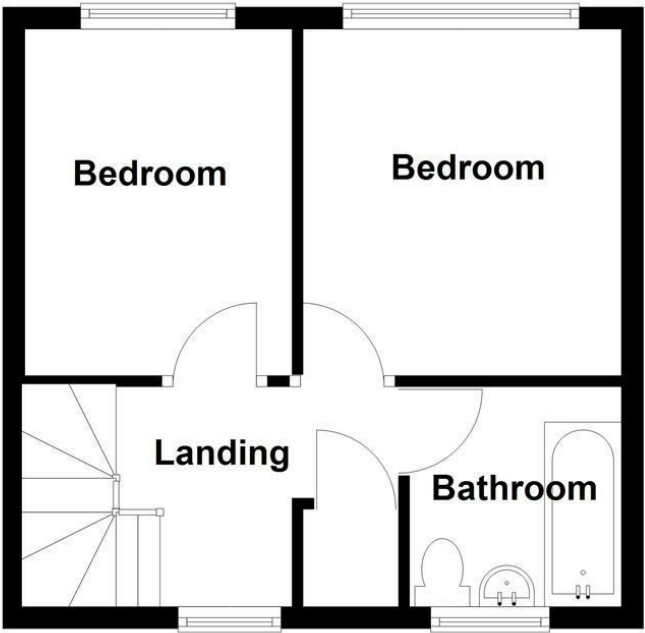
Sorry no pets at this property or smokers.

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