



## 32 Rudding Street, Crosland Moor,

£795 PCM

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES
- KITCHEN WITH COOKER
- FAMILY BATHROOM

- LOUNGE WITH DINING AREA
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR

**bramleys**

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

Having recently undergone a programme of modernisation and improvement is this end townhouse having three bedrooms and being ideal for the professional couple or young and growing family. Being conveniently located for Crosland Moor with good local amenities and is approximately one and half miles from Huddersfield Town Centre. The property has central heating and uPVC double glazing and has accommodation briefly comprising: entrance hallway, lounge with dining area, modern kitchen, first floor landing, three bedrooms and family bathroom. Externally there are lawned gardens to the front and rear. There is also a garage located on Rudding Street. The property is offered to let on an unfurnished basis and is available for immediate occupation. Bond £915.00.

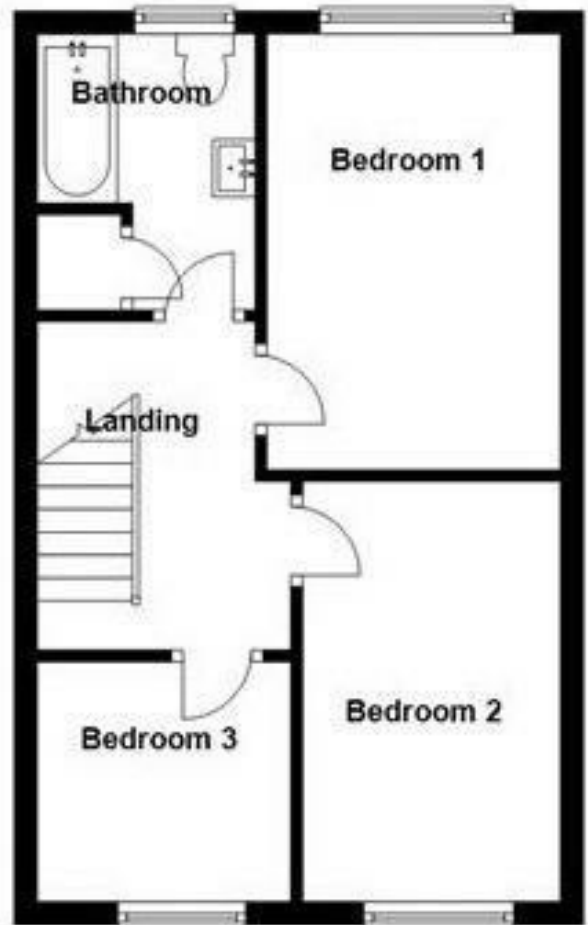
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO PETS, SMOKERS OR STUDENTS \*\*\*\*\*

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) 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

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