



22 The Muirlands, Bradley,
Huddersfield, HD2 1PN

£850 Per Calendar Month

- EXCLUSIVE DEVELOPMENT
- KITCHEN & CONSERVATORY
- BATHROOM
- GARDEN TO THE REAR

- LOUNGE
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES TO THE FRONT

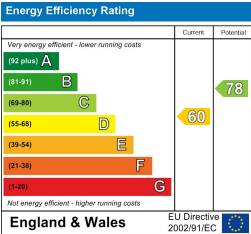
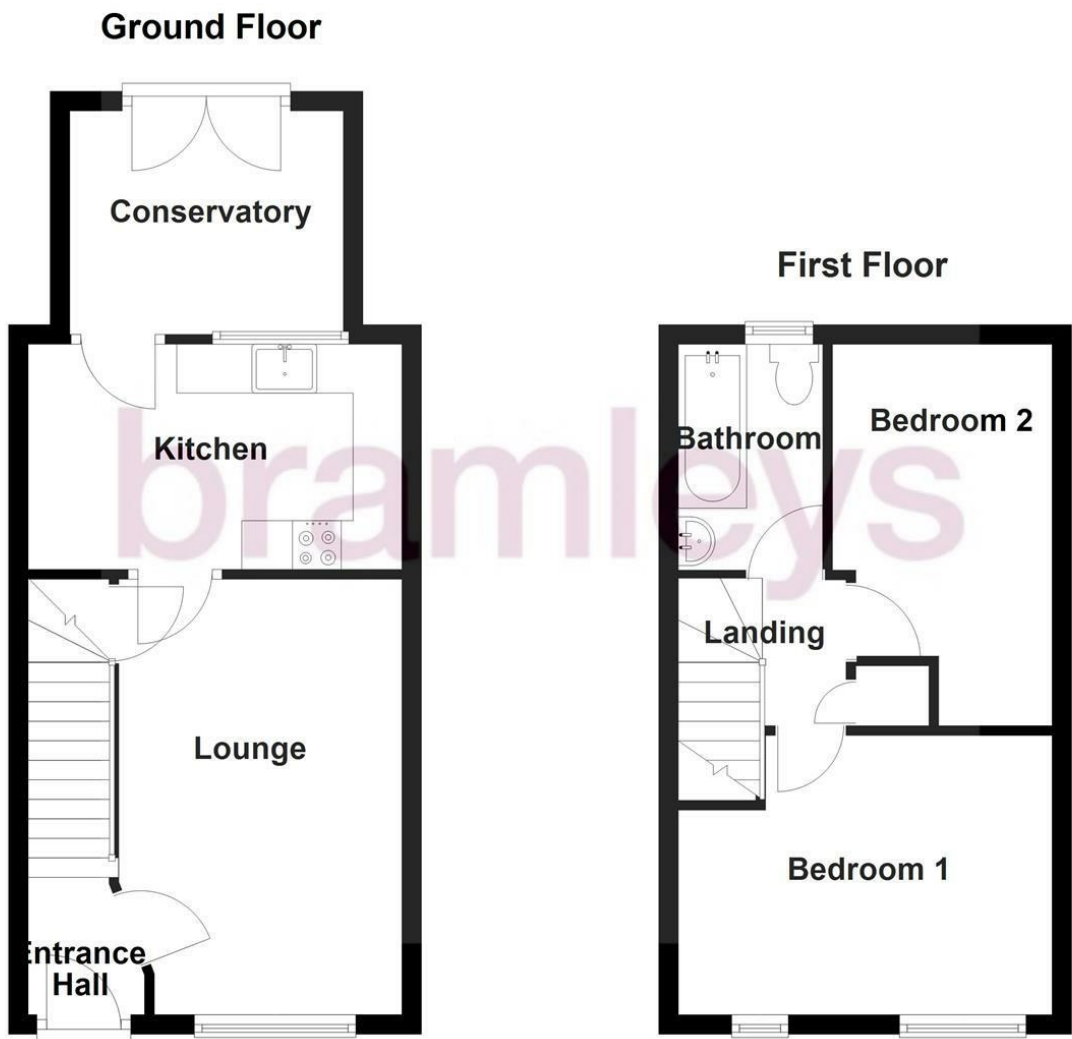
bramleys

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

Situated on this exclusive development of similar style properties is this 2 bedroomed mid terraced property. Having a gas fired central heating system and uPVC double glazing and having accommodation comprising in brief:- entrance hall, lounge, kitchen, conservatory, first floor landing, 2 bedrooms and bathroom. Externally, the property has two allocated parking spaces to the front of the property and an enclosed garden area to the rear. The property would be most suited to the professional couple. The tenants can make use of the exclusive Woodland Glade Leisure Complex which includes a swimming pool, gym and tennis court. The property is situated equidistant to Mirfield, Brighouse and Huddersfield town centres and there is access to the M62 motorway via junction 25. Being offered to let with immediate occupation on an unfurnished basis. Bond £980.00.

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

Huddersfield | Halifax | Elland | Mirfield