



## 68 Lowerhouses Lane, Lowerhouses,

£775 Per Calendar Month

- CONVENIENTLY LOCATED
- KITCHEN
- BATHROOM

- LOUNGE
- TWO BEDROOMS
- GARDEN AREAS TO FRONT AND REAR

**bramleys**

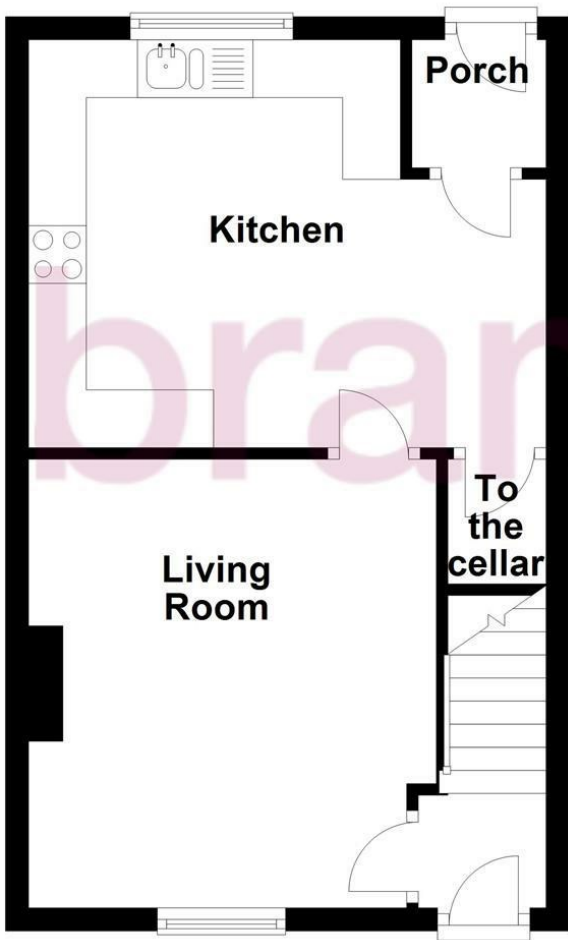
\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

Having recently undergone some cosmetic upgrading by way of new carpets to the first floor and redecoration throughout is this stone built 2 bedroomed through terrace property. Having the benefit of uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, lounge, kitchen, rear entrance hall,, first floor landing, 2 bedrooms and bathroom. Externally, there are garden areas to the front and rear and on street parking is available. The property enjoys a pleasant outlook to the front across the adjacent allotments and is situated approximately 1 mile from Huddersfield town centre where there are an array of amenities. Further amenities are available in nearby Almondbury village. The property is offered to let on an unfurnished basis with immediate occupation. Bond £890.00

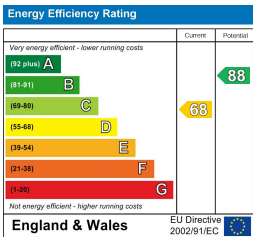
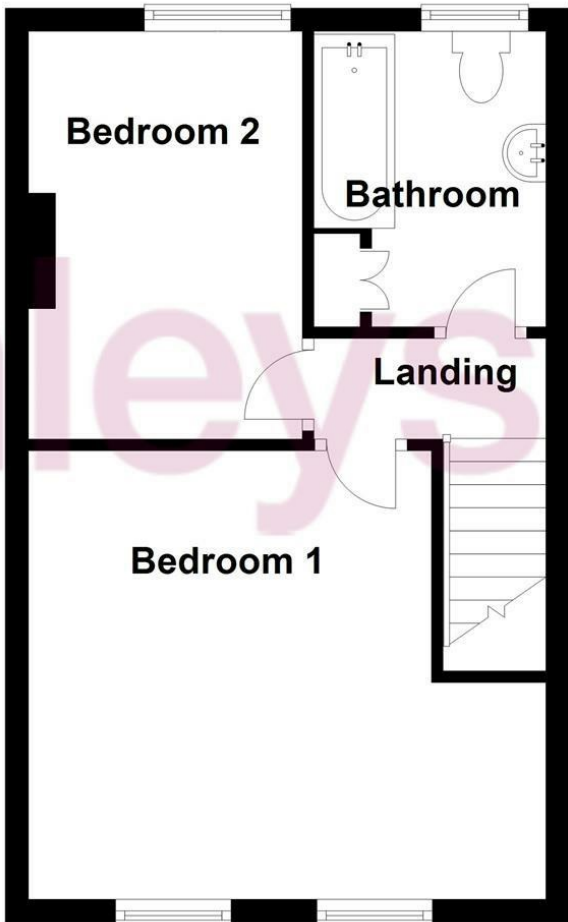
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\*SORRY NO PETS OR SMOKERS \*\*\*\*\*

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