



6a New Hey Road, Marsh,
Huddersfield, HD3 4AH

£675 PCM

- CONVENIENT LOCATION
- TWO BEDROOMS
- OFF ROAD PARKING

- GOOD ACCESS TO HUDDERSFIELD TOWN CENTRE & M62
- SHOWER ROOM

bramleys

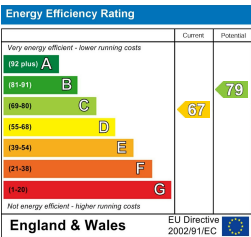
*****MINIMUM SIX MONTH LEASE*****

Having recently undergone a programme of cosmetic upgrading to include redecoration and new floor coverings throughout is this first floor flat which is within walking distance of the town centre. The property would be ideal for the professional couple or single person. Having a gas fired central heating system and uPVC double glazing and has accommodation briefly comprising:- hallway, open plan living kitchen, two bedrooms and shower room. The property is offered to let on an unfurnished basis with immediate occupation. The property does not have any allocated parking. Parking is on street. Bond £775.00.

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*****

Ground 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 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