



5 School Street West, Lindley,  
Huddersfield, HD3 3ET

£795 Per Calendar Month

- CONVENIENTLY LOCATED
- KITCHEN
- TWO BEDROOMS
- GARDENS TO FRONT & REAR

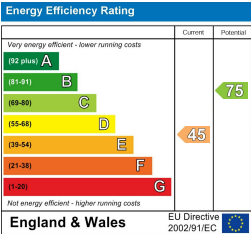
- ON STREET PERMIT PARKING
- LOUNGE
- BATHROOM

**bramleys**

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

This stone built 2 bedroomed mid through terrace property has recently undergone some cosmetic improvement and provides well presented accommodation which would be ideal for the professional couple or single person alike. Having the benefit of a gas fired central heating system and uPVC double glazing and has accommodation comprising in brief:- entrance hall, kitchen, lounge, rear entrance hall, first floor spacious landing, 2 good sized bedrooms and bathroom with 3 piece white suite. Externally, the property has a low maintenance garden area to the front and there is a further low maintenance communal garden area to the rear. There is on street parking available on School Street West which is permit parking only, prospective tenants are to make their own enquiries with Kirklees Council in relation to this. Being handily placed on the outskirts of the ever popular Lindley village where there are an array of amenities and is located on a bus route accessed on Acre Street or New Hey Road for access to Huddersfield, Elland and Halifax. The property is offered to let on an unfurnished basis with 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.



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

