



Flat 8B, 5 Park Drive, Huddersfield, HD1 4EG

£450 Per Calendar Month

- SECOND FLOOR STUDIO FLAT
- OPEN PLAN LIVING/KITCHEN/BEDROOM AREA
- PARKING TO THE REAR

- RENT INCLUDES WATER RATES
- SHOWER ROOM

bramleys

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

Located on the second floor is this studio flat which is ideal for the single person. The accommodation comprises open living/kitchen/bedroom area and accessed across a communal landing is a shower room for the use of the occupier of this studio only. Externally, there is a parking to the rear. The property is located on the outskirts of Greenhead Park and is within walking distance of Huddersfield Town Centre. The property is located on a bus route accessed on Trinity Street for access to Huddersfield, Elland and Halifax. The tenant is responsible for the electric and council tax and the water is included within the rent. The property is offered to let on a furnished basis with immediate occupation. Bond £515.00

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

Second Floor



Second Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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 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