



40 Smithy Lane, Aspley,  
Huddersfield, HD5 9AP

£700 Per Calendar Month

- CONVENIENT LOCATION
- LOWER GROUND FLOOR KITCHEN
- BATHROOM
- LOUNGE
- TWO BEDROOMS

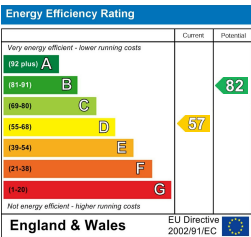
bramleys

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

This well presented and spacious stone built 2 bedroomed mid terrace property is offered to let with immediate occupation. The property benefits from uPVC double glazing and a gas fired central heating system and has accommodation situated over three floor levels and comprises in brief:- entrance hall, good sized lounge, dining kitchen, 2 bedrooms and bathroom with 3 piece bathroom suite. Externally, there is a communal area to the rear and is street lined to the front. The property is within close proximity of Huddersfield town centre and amenities close by in Aspley and Moldgreen. Offered to let on an unfurnished basis, an internal inspection is highly recommended. Bond £805.00

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\*\*\*\*\*



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