

## 1 Top Row, Armitage Bridge, Huddersfield, HD4 7NP

- SEMI RURAL VILLAGE LOCATION
- LOUNGE WITH FEATURE GAS STOVE
- BATHROOM

£900 Per Calendar Month

- DINING KITCHEN WITH HOB, OVEN, EXTRACTOR & FEATURE GAS STOVE
- TWO BEDROOMS
- GARDEN AREA TO FRONT AND PARKING SPACE

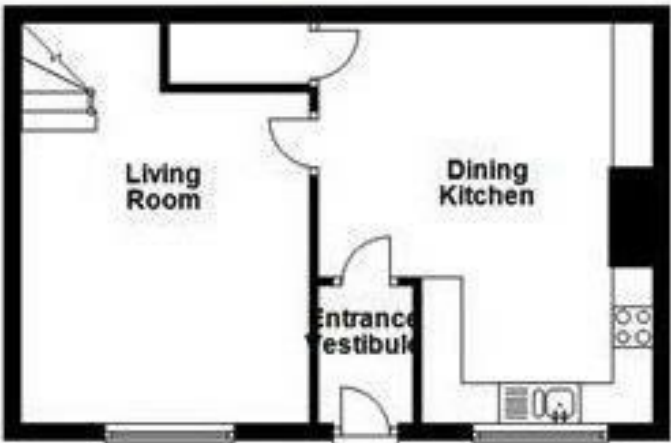
**bramleys**

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

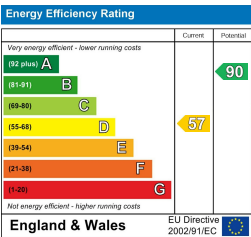
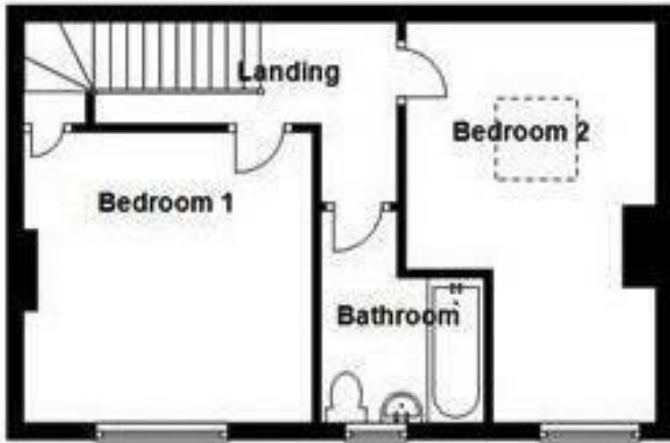
This quaint end terraced cottage property has recently undergone a programme of cosmetic improvement to include redecoration and new floor coverings throughout. It is situated in the semi rural village of Armitage Bridge with local amenities available in Netherton and it is approximately 2 miles from Huddersfield town centre. Being centrally heated and having accommodation briefly comprising:- entrance vestibule, dining kitchen with a four ring gas hob, electric oven and cooker hood there is a feature gas stove and lounge with feature gas stove, first floor landing, two bedrooms and a house bathroom with shower over the bath. Externally, the property has a low maintenance garden area to the front and parking space. The property is offered to let on an unfurnished basis available for immediate occupation. Bond £1030.00

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

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