



52 Woodroyd, Golcar,  
Huddersfield, HD7 4PG

£925 PCM

- POPULAR RESIDENTIAL AREA
- KITCHEN
- BATHROOM
- GARAGE

- LOUNGE
- THREE BEDROOMS
- GARDEN

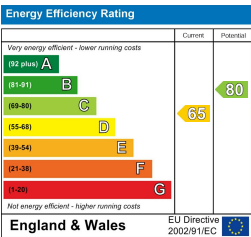
bramleys

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

This 3 bedroomed semi detached property has UPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, lounge, dining room, kitchen, rear porch, first floor landing, 3 bedrooms and family bathroom with white 3 piece suite. Externally the property has a lawned garden area to the front and a low maintenance pebbled garden to the rear. A driveway provides off road parking and leads to a detached garage. The property is located in the popular residential area of Golcar and is available with immediate occupation on an unfurnished basis. Bond £

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 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