



90 Huddersfield Road, Shelley,
Huddersfield, HD8 8HE

£575 Per Calendar Month

- CHARACTERFUL AND COSY COTTAGE
- LIVING ROOM
- ONE BEDROOM
- ON STREET PARKING

- SOUGHT AFTER VILLAGE LOCATION
- KITCHEN
- SHOWER ROOM

bramleys

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

This characterful and cosy one bedroomed cottage is located within this sought after village of Shelley and has accommodation briefly comprising:- living room, kitchen, bedroom and shower room. Externally, there is a paved area to the rear accessed from the living room and on street parking is available. Offered to let on a part furnished basis with immediate occupation. The landlord would be willing to remove furniture if required. Bond £660.00

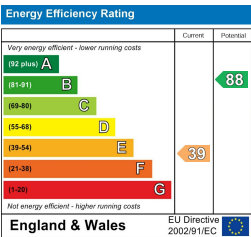
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** NO SMOKERS OR STUDENTS, MAY CONSIDER ONE CAT *****

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