



37 Siderite Close, Emley, Huddersfield, HD8 9ZL

£1,200

- NEW BUILD PROPERTY
- EN SUITE FACILITIES TO THE MASTER BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- EPC RATING A
- MODERN KITCHEN AND BATHROOM FITTINGS
- GOOD SIZED REAR GARDEN
- DESIRABLE & SEMI RURAL LOCATION

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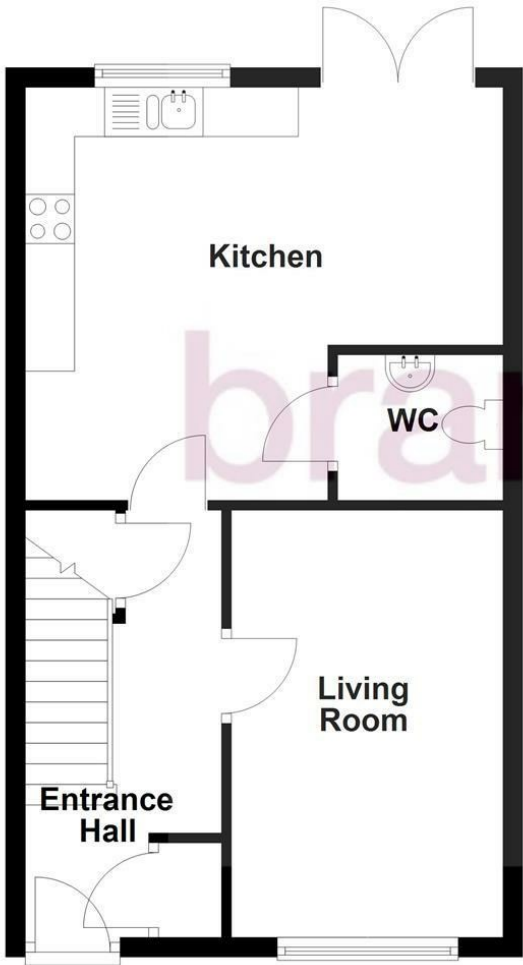
***** MINIMUM SIX MONTH LEASE *****

This newly built 3 bedroomed semi detached property is located in a cul de sac position in the highly desirable and popular rural village of Emley. The property has been finished to an exceptional standard and specification and provides spacious and well-presented accommodation which comprising in brief:- entrance hall, lounge, ground floor WC, dining kitchen, first floor landing, 3 bedrooms, en suite shower room to the master and family bathroom. Externally, there is off road parking to the side of the property and an enclosed good sized paved and lawned rear garden area. The property would be ideal for a professional couple, those wishing to work from home or a family. The property is located on a bus route which is accessed from Upper Lane for access to Wakefield and Huddersfield. The property is handily placed for access to the M1 motorway via junction 38. The property benefits from uPVC double glazing, a gas fired central heating and an offers an A rated EPC for optimum efficiency. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1384

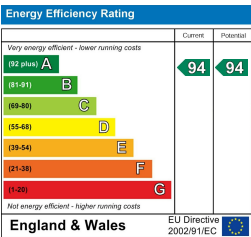
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** SORRY NO SMOKERS OR PETS *****

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