



21 Fleminghouse Lane, Waterloo, HD5 8QN

£750 Per Calendar Month

- CONVENIENT LOCATION
- LOUNGE
- THREE BEDROOMS
- PATIO AND DECKING AREA TO REAR

- IDEAL FOR PROFESSIONAL COUPLE & YOUNG FAMILY
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM

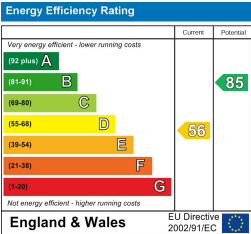
bramleys

***** MINIMUM TWELVE MONTH LEASE *****

This 3 bedroomed stone built end of terrace property has recently undergone some cosmetic improvement to include redecoration throughout and benefits from a gas fired central heating system and uPVC double glazing. This well presented accommodation briefly comprises:- entrance porch, good sized lounge, kitchen, first floor landing, three bedrooms and bathroom with a three piece suite in white with shower. Externally, there is a patio and decked area to the rear. Being conveniently located in Waterloo where there are a good range of local amenities and is handily positioned for the bus route with access to Huddersfield town centre. The property is offered to let on an unfurnished basis with immediate occupation and would be ideal for the professional couple. Bond £865.00

*****SORRY NO PETS*****

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



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