



**28 Manor Street, Newsome,  
Huddersfield, HD4 6NW**

**£850**

- UNDERGONE A PROGRAMME OF COSMETIC RE-DECORATION & NEW FLOOR COVERINGS THROUGHOUT
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- BATHROOM

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES AND HUDDERSFIELD TOWN CENTRE
- KITCHEN
- THREE BEDROOMS
- ON STREET PARKING - PERMIT REQUIRED

**bramleys**

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

Having undergone a programme of cosmetic improvement to include redecoration throughout and new floor coverings is this stone built 3 bedroomeed property. The property provides spacious, well presented accommodation and has the benefit of uPVC double glazing and a gas fired central heating system. Internally, the property comprises of an entrance hall, lounge, kitchen, ground floor shower room, first floor landing, 3 bedrooms and bathroom. Externally, the property has garden areas to the front and rear and there is on street parking available. The property is located in Newsome where there are amenities in the village and nearby Aspley and Huddersfield town centre being approximately one mile away. The property is handily positioned for access to a bus route into the town centre off Newsome Road and is a walk away from Huddersfield University. The property is offered to let on an unfurnished basis with immediate occupation. Bond £980.00

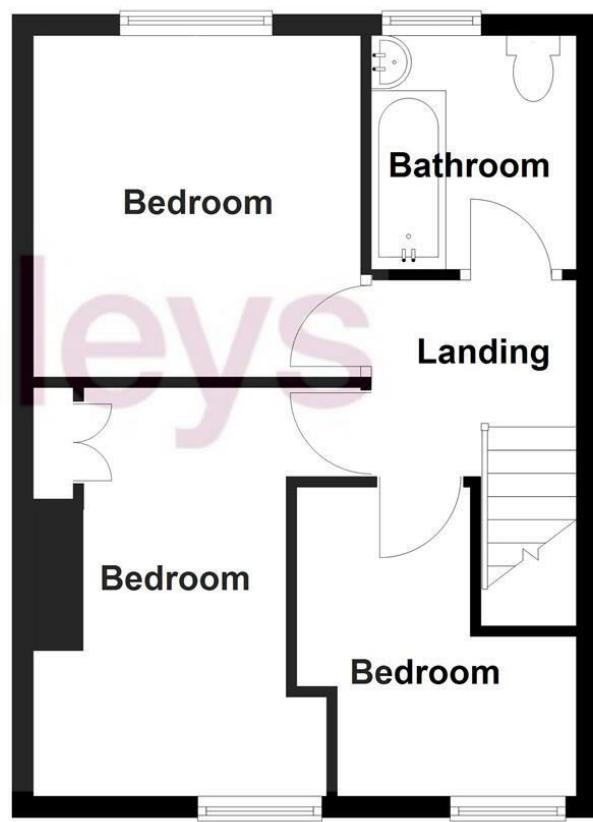
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

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

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	83	
(39-54)	E		
(21-38)	F		
(1-20)	G	59	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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

Huddersfield | Halifax | Elland | Mirfield

