



## 45b New Hey Road, Huddersfield, HD3 4AL

£650 Per Calendar Month

- HANDILY PLACED FOR HUDDERSFIELD TOWN CENTRE & M62 MOTORWAY NETWORK
- LOUNGE
- TWO BEDROOMS
- OFF ROAD PARKING & COMMUNAL GARDEN TO FRONT OF PROPERTY
- SECOND FLOOR APARTMENT
- KITCHEN
- BATHROOM

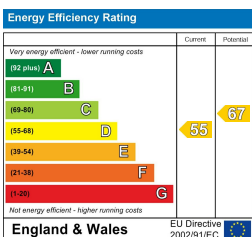
**bramleys**

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

Offered to let on an unfurnished basis is this 2 bedroomed second floor apartment. Having uPVC double glazing and a gas fired central heating system. Accommodation comprising in brief:- communal entrance with a staircase ascending to the first floor communal landing, a further entrance hall to the apartment which has a staircase ascending to the landing, lounge, kitchen, 2 bedrooms and a 3 piece suite. Externally, there is off road parking and a communal garden area to the front of the property beyond the parking spaces. Being well presented throughout and is available to let with immediate occupation. The property is handily placed for access to Huddersfield town centre and the M62 motorway network. Bond £750.00. Council Tax band A.

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 AT THE PROPERTY\*\*\*\*\*



**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**

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