



**2 Southern Road, Cowersley,
Huddersfield, HD4 5TJ**

£900

- END OF TERRACE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DINING KITCHEN
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR
- CLOSE TO LOCAL AMENITIES IN MILNSBRIDGE
- LOUNGE
- STORE/UTILITY ROOM
- BATHROOM

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This end of terrace property offers well presented 3 bedroomed accommodation and would be ideal for the professional couple or family. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, lounge, dining kitchen, store/utility, first floor landing, 3 bedrooms and bathroom. Externally, the property has a driveway providing off road parking and garden areas to the front and rear. Located in Cowlersley, the property has amenities available in nearby Milnsbridge, there is a bus service accessed on Manchester Road providing access to Huddersfield, Slaithwaite, Marsden and Oldham. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1038

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

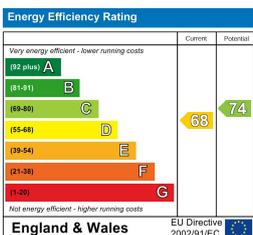
Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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 in situ 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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