3 Doctors Row, Kirkheaton, Huddersfield, HD5 0DS

£850 PCM

- RECENTLY UNDERGONE A PROGRAMME OF UPGRADING INCLUDING RE-DECORATION & NEW CARPETS
- ON STREET PARKING
- LOWER GROUND FLOOR CELLAR
- BATHROOM
- SITUATED IN THE POPULAR VILLAGE OF KIRKHEATON
- OPEN PLAN LOUNGE & KITCHEN AREA
- TWO BEDROOMS
- LOW MAINTENANCE COTTAGE STYLE GARDEN TO FRONT & YARD TO REAR

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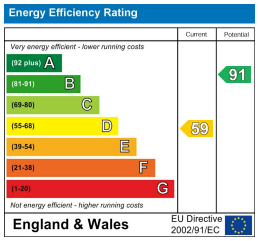
Having recently undergone a programme of upgrading to include redecoration and new carpets is this stone built 2 bedroomed mid terrace property. Having the benefit of a gas fired central heating system and uPVC double glazing and has accommodation comprising in brief:- entrance hall, open plan lounge and kitchen area, lower ground floor keeping cellar, first floor landing, 2 bedrooms and bathroom with white 3 piece suite. To the front of the property is a low maintenance cottage style garden, to the rear is an enclosed low maintenance paved garden area and there is on street parking available. The property is situated in the popular village of Kirkheaton with good access to both the M1 and M62 motorway networks. The property is available 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.



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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