





The Vicarage 75 St. Johns Road, Birkby,

£1,500 Per Month

- SUBSTANTIAL 4/5 BEDROOM DETACHED HOUSE
- DRIVEWAY & INTERNAL GARAGE
- LOUNGE & DINING ROOM
- FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN SUITE
- WELL PLACED FOR LOCAL AMENITIES
- GARDENS TO FOUR SIDES
- KITCHEN, UTILITY ROOM & DOWNSTAIRS wc
- FAMILY BATHROOM

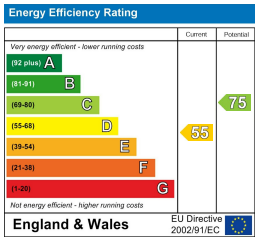
bramleys

This substantial 4/5 bed detached property offers adaptable accommodation and lots of built in storage, ideal for a growing family. Enjoying gardens to all sides together with a gated driveway and integral garage which has internal access. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance vestibule, entrance hall, lounge, sitting room/bed 5, dining room, modern fitted kitchen and utility room, large four piece bathroom and 4 double bedrooms, one of which has en-suite facilities. Being well placed for amenities, public transport and walking distance to Huddersfield town centre. Bond £1730.00

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



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 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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