





176 Lowergate, Paddock, Huddersfield, HD3 4EP

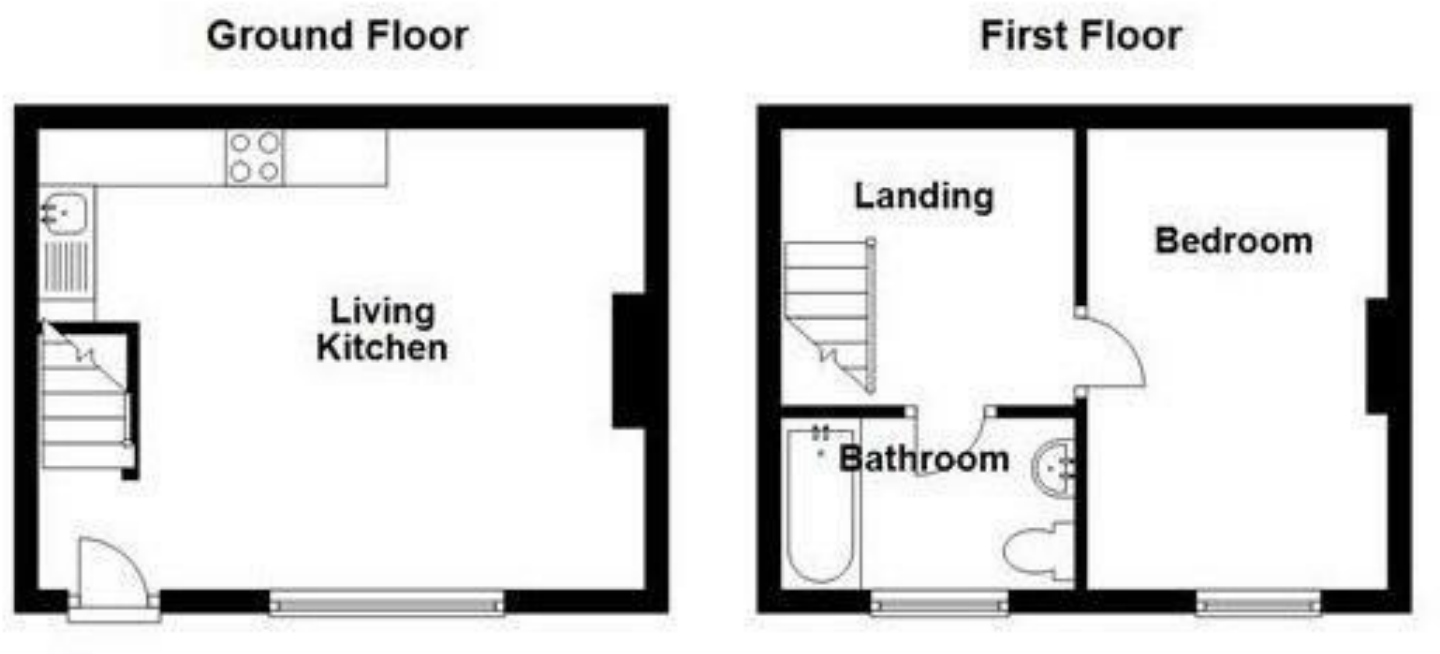
£585 Per Calendar Month

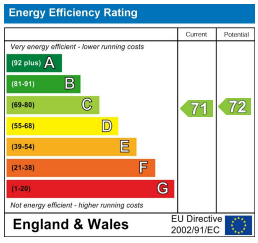
- POPULAR LOCATION
- NO PARKING
- ONE BEDROOM
- RAISED GARDEN & STORE
- WELL PRESENTED
- LIVING KITCHEN WITH DOUBLE OVEN, HOB AND EXTRACTOR & LOUNGE AREA
- BATHROOM

bramleys

This well presented rear back to back terrace property is offered to let on an unfurnished basis and being centrally heated and double glazed has accommodation briefly comprising of Living kitchen with appliances including double oven, hob extractor and fridge freezer and there is space for a washer. The living area has a table with 4 chairs, large sofa for 2 and a matching chair. To the first floor is a spacious landing allowing for usage as a study area, a double bedroom and house bathroom with a 3 piece suite in white with shower over the bath. Outside there is a raised garden and store. Bond £675.00

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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