



**31 Annie Smith Way, Birkby,  
Huddersfield, HD2 2GB**

**£750 Per Calendar Month**

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES
- ENTRANCE HALLWAY WITH INTERCOM
- TWO BEDROOMS, MASTER WITH EN SUITE

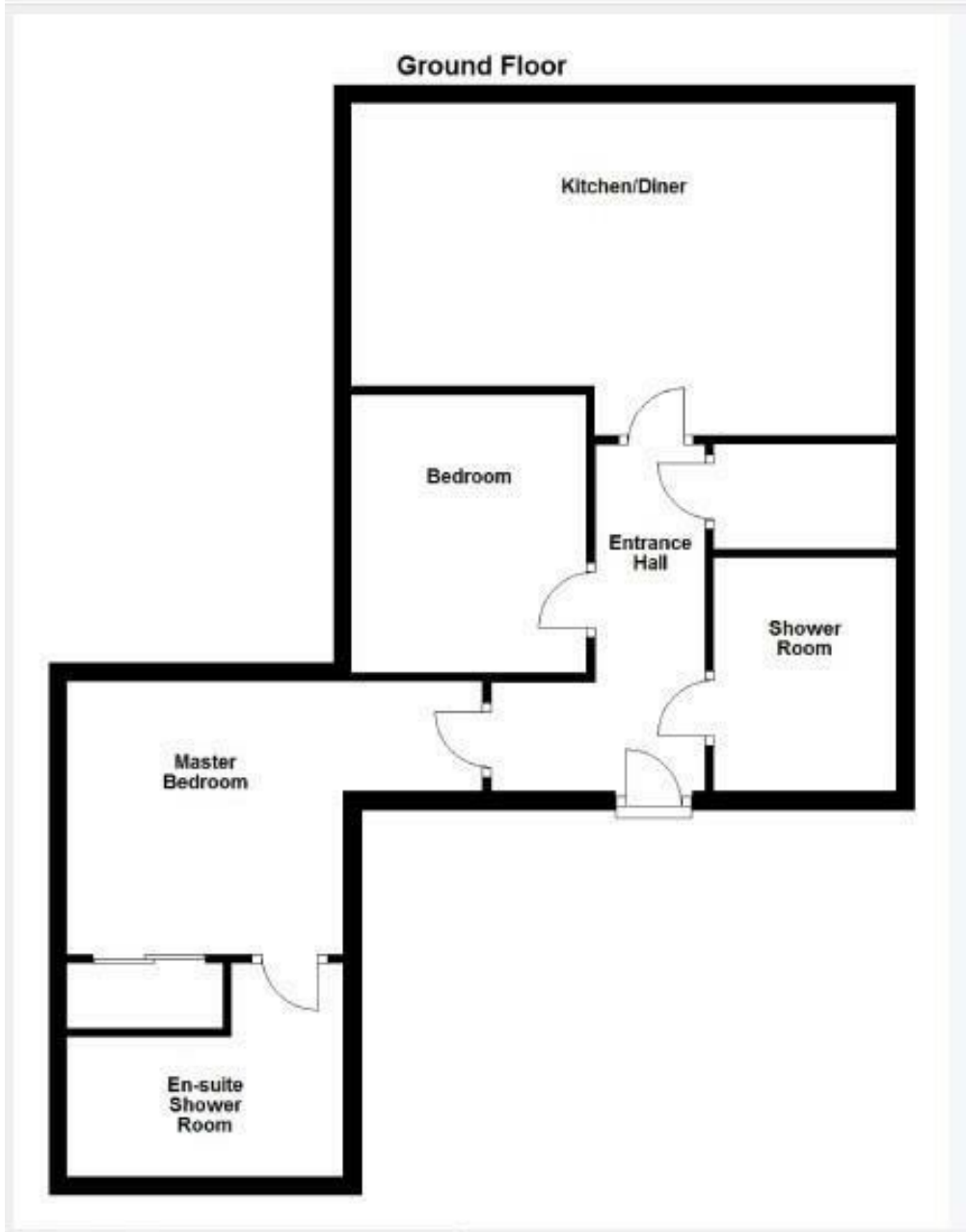
- DESIGNATED PARKING SPACE
- LOUNGE/KITCHEN WITH INTEGRATED APPLIANCES

**bramleys**

Located on the first floor of this popular development is this 2 bedroomed apartment. The property has electric heating and uPVC double glazing and has accommodation briefly comprising:- entrance hallway with intercom system, open plan living kitchen area with integrated appliances including electric oven, electric hob and integrated fridge, utility cupboard, shower room with three piece suite and two bedrooms, master with en-suite facilities. Externally, there is a designated parking space. Please note, white goods are for the tenants use, however, are not included as part of the landlords responsibility to repair or replace. The apartment is available with immediate occupation. Bond £865.00

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

\*\*\*\*\* SORRY NO PETS \*\*\*\*\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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**

Huddersfield | Halifax | Elland | Mirfield

