17 Church Lane, Newsome, Huddersfield, HD4 6JE

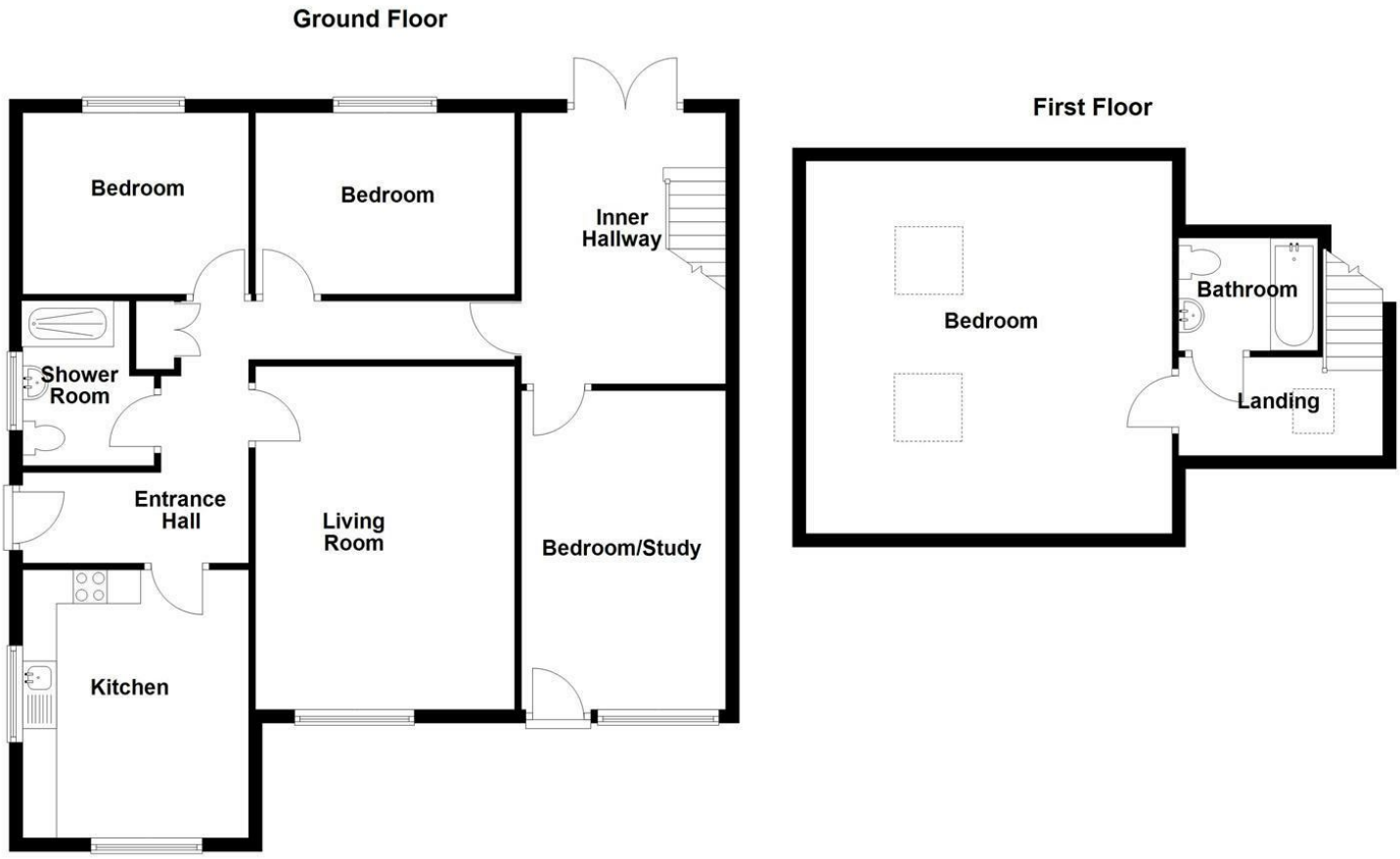
£1,350 Per Calendar Month

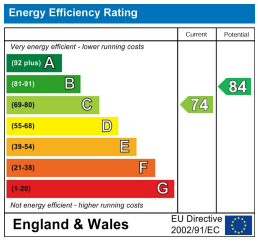
- CONVENIENTLY LOCATED FOR NEWSOME VILLAGE
- OFF ROAD PARKING TO THE FRONT
- NEWLY FITTED SHOWER ROOM
- FIRST FLOOR BEDROOM & BATHROOM
- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENT & MODERNISATION
- NEWLY FITTED MODERN KITCHEN
- 3 GROUND FLOOR BEDROOMS
- GARDEN AREA TO THE REAR WITH USEFUL STORAGE

bramleys

Conveniently located in Newsome Village is this 3/4 bedroomed semi-detached dormer bungalow being offered to let on an unfurnished basis. Having uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, modern kitchen, shower room, lounge, 3 ground floor bedrooms, spacious inner hallway, first floor landing, bedroom and bathroom. Externally, the property benefits from off road parking and there is an enclosed garden area to the rear with useful storage. Being close to local amenities, Huddersfield Town Centre is approximately 2 miles away and the property is located on a bus route allowing access to Huddersfield, Honley and Holmfirth. £1555.00

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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS