



## 6 Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX

- CONVENIENTLY LOCATED FOR M1 MOTORWAY
- FOUR BEDROOMS, MASTER WITH EN SUITE
- GARDENS TO FRONT & REAR

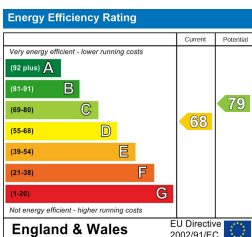
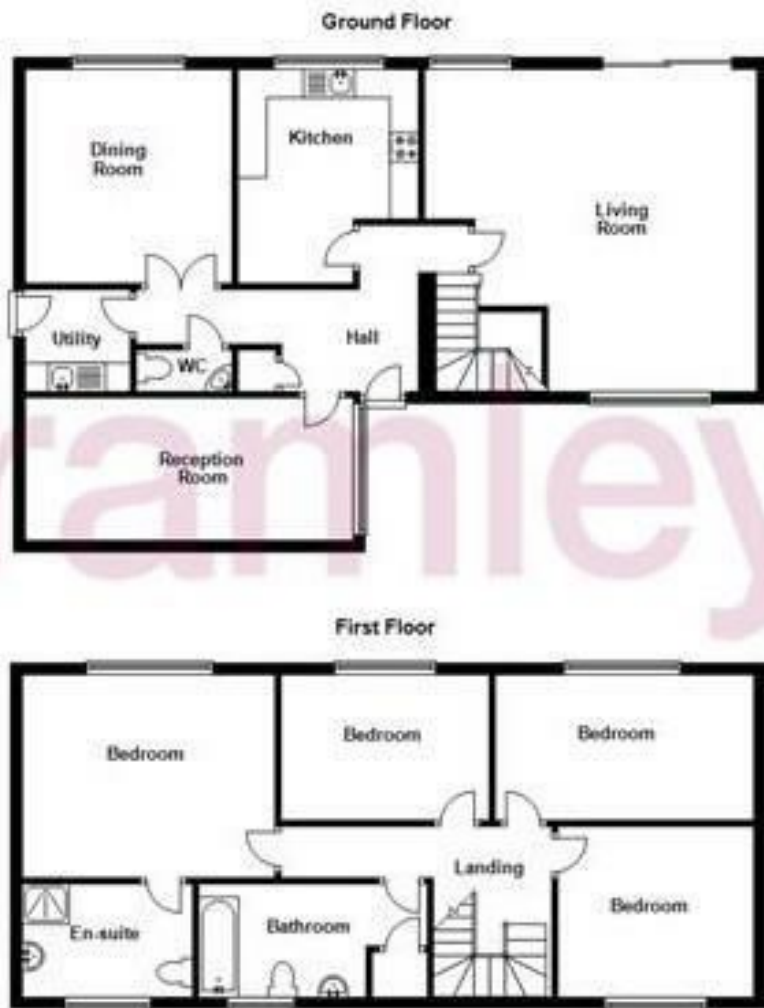
£1,400 Per Calendar Month

- LOUNGE, KITCHEN & DINING ROOM
- FAMILY BATHROOM
- DRIVEWAY AND ATTACHED GARAGE

**bramleys**

Situated in the popular village of Shepley with good access to the M1 motorway is this detached four bedroomed family home. Being centrally heated and double glazed and has accommodation briefly comprising as follows: entrance hallway, lounge, dining room, kitchen, study, utility and ground floor wc. To the first floor there are four bedrooms, family bathroom and en suite shower room to the master bedroom. Outside the property has a lawned and mature shrubbed gardens and driveway to the front and attached garage. Bond £1615.00

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 in situ 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

