



138 Wakefield Road, Lepton,
Huddersfield, HD8 0LU

£1,400 Per Calendar Month

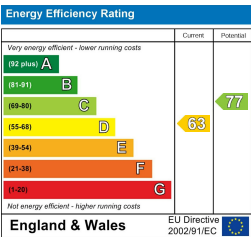
- CONVENIENT LOCATION
- KITCHEN, UTILITY & DINING ROOM
- BATHROOM & SEPARATE WC
- GARDENS TO FRONT & REAR

- LOUNGE
- FOUR BEDROOMS
- DRIVEWAY LEADING TO INTERNAL GARAGE

bramleys

Being conveniently located on the outskirts of Lepton is this stone built, 4 bedroomed detached family home. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, study, inner hallway, ground floor WC, kitchen, utility, dining room, lounge, first floor landing, 4 good sized bedrooms, bathroom and separate WC. Externally, the property has a driveway providing off road parking and leads to the integral garage. There is a garden area to the front and there is a further enclosed garden area to the rear. Local amenities are available in Lepton Village and nearby Waterloo and there is access to the M1 motorway via junctions 39 and 40 for those wishing to commute. The property is located on a bus route accessed on Wakefield Road to Huddersfield, Grange Moor, Flockton and Wakefield. The property is offered to let on an unfurnished basis with immediate occupation. 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 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