





8A Huddersfield Road, Meltham, Holmfirth, HD9 4AE

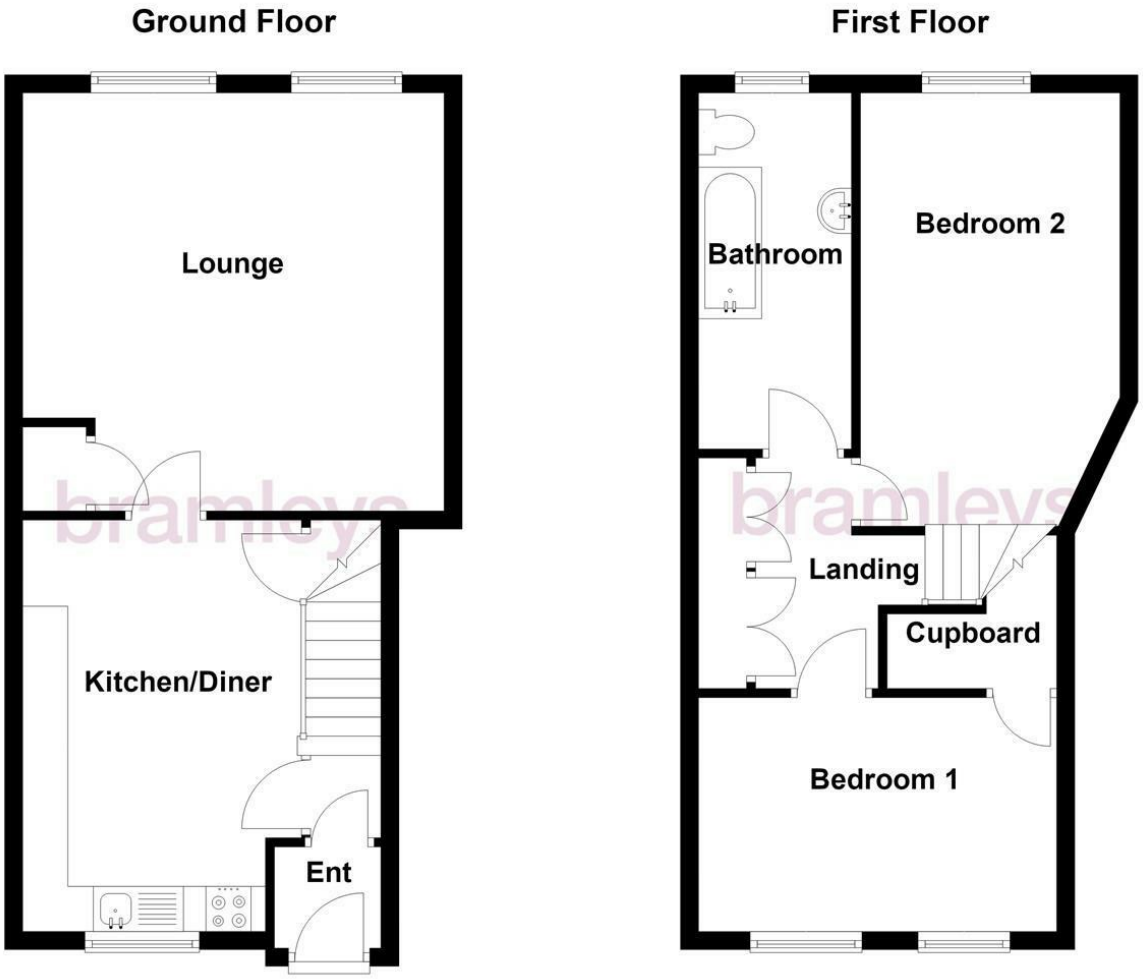
£850 Per Month

- IDEALLY SITUATED IN CENTRE OF MELTHAM
- OFF ROAD PARKING
- LOUNGE
- BATHROOM
- CLOSE TO LOCAL AMENITIES
- KITCHEN/DINER
- TWO BEDROOMS
- GARDEN

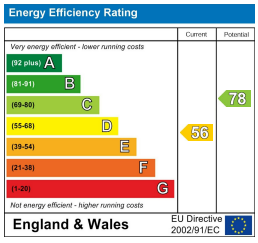
bramleys

This deceptively spacious 2 double bedroom duplex flat is set over two floors and ideally situated within the centre of Meltham yet tucked away down a quiet side road. Handily placed for local amenities to include bakery, salons, supermarket, shops and pub and having the additional feature of a lawned garden, off road parking and a useful cellar which provides additional storage. Having uPVC double glazing, electric heating and accommodation comprising: entrance vestibule, dining kitchen, extremely spacious lounge, 2 bedrooms and three piece bathroom. Bond £980.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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