



## Daleson Close, £1,050 Per Calendar Month

\*\*\*\* FULLY REFURBISHED TO A HIGH STANDARD IS THIS THREE BEDROOM DORMER BUNGALOW \*\*\*\*

Located in the popular residential location of Northowram with its shops and bars and only a short drive to the M62 network which provides an easy commute to the nearby cities of Leeds and Manchester.

This three bedroom dormer bungalow briefly comprises ; Entrance hall ,dining kitchen ,with integrated fridge freezer ,downstairs wc ,utility room and spacious lounge . To the first floor, three bedrooms and a four piece bathroom suite with bath and walk in shower . Externally there is a paved and pebbled area to the front, to the side is a drive leading to a storage garage and rear low maintenance decked garden area .

The property further benefits GCH and DG

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**SORRY NO PETS OR SMOKERS**



## Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(13-38) <b>F</b>			(13-38) <b>F</b>		
1-12 <b>G</b>			1-12 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	