



Mexborough Road, Bolton Woods,

£775 Per Month

***** WELL PRESENTED SPACIOUS TWO DOUBLE BEDROOM MAISONETTE *****

Well presented spacious two bedroom maisonette with gas heating and double glazing.

Briefly comprises :Entrance hall, stairs leading to the first floor, kitchen ,spacious lounge, useful store room, double bedroom , bathroom with shower over the bath .To the second floor spacious double bedroom.

Externally there is an enclosed yard .

The property is situated on the edge of Shipley, within walking distance of Frizinghall Railway Station and just a short drive from the local cities of Leeds and Bradford, close to local amenities .

****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 ₂) Rating		
Very energy efficient - lower running costs Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions		
EU Directive 2002/91/EC	78	54	EU Directive 2002/91/EC	78	47
England & Wales			England & Wales		

