



**Whitcliffe Road, Cleckheaton,**

**£695 Per Month**

\*\*\*\*\* WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE WITH OPEN PLAN LIVING \*\*\*\*\*

Situated within walking distance of CLECKHEATON TOWN CENTRE is this WELL PRESENTED TWO DOUBLE BEDROOM end terrace property. Benefitting from gas central heating, double glazing and within walking distance of all local AMENITIES and SCHOOLS.

The accommodation briefly comprises of entrance, SPACIOUS OPEN PLAN KITCHEN/LIVING AREA, CELLAR, TWO DOUBLE BEDROOMS and bathroom with shower over the bath . There is also ON STREET PARKING to the front of the property.

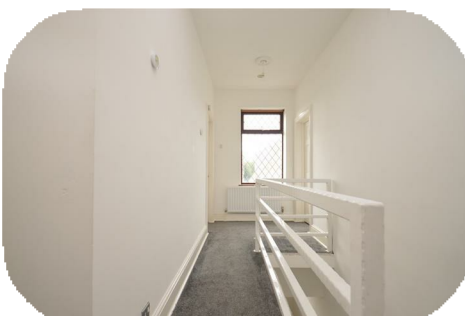
\*\*\*VIEW IMMEDIATELY\*\*\*

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				
Very energy efficient - lower running costs <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>	Current	Potential	
		88				90
		60				58
England & Wales		England & Wales				
EU Directive 2002/91/EC		EU Directive 2002/91/EC				

