Sugdens
Sales & Lettings



Cliffe Lane,

£795 Per Calendar Month

*******WELL PRESENTED TWO BEDROOM THROUGH TERRACE PROPERTY WITH GARDENS*******
2 bedroom mid terrace, situated in a desirable semi rural position and well situated for transport links to neighbouring cities: Leeds and Bradford. and in close proximity to local amenities, including well regarded first and secondary schools .
The property briefly comprises ;Entrance hallway. Large kitchen diner ,with integrated oven and gas hob ,space for fridge freezer and washing machine. good size lounge with wood burner . The first floor, landing has built in wardrobes ,two bedrooms master with built in wardrobes , family bathroom with shower over the bath .The property also benefits from gas central heating and double glazing, and a large outside space to the rear with off road parking .
Council Tax Band B.
****VIEW IMMEDIATELY TO AVOID DISAPPOINTMENT ****
SORRY NO SMOKERS



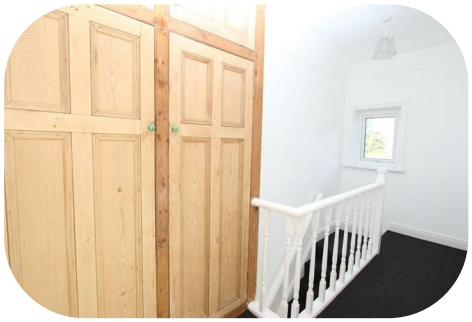




Deposit

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

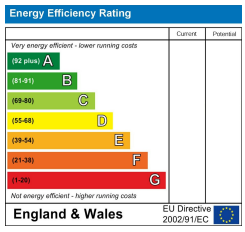


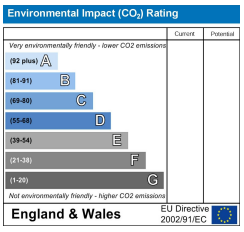












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.

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The Property Ombudsman
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DPS The Deposit Protection Service