



Cliffe Lane, Gomersal, £950 Per Month

IMMACULATE ONE BEDROOM CHARACTER COTTAGE SET WITHIN FARMLAND ON CLIFFE LANE CLECKHEATON

*****Electric and water is included in the rent *****

This immaculate spacious one bedroom CHARACTER cottage is located within lands farm close to J26 of the M62 for easy access to Leeds /Bradford/Huddersfield and Halifax via car .

The property would be ideal for a single or professional couple briefly comprising; Entrance hall /utility. To the first floor ,dining area ,kitchen with integrated fridge and dishwasher ,lounge ,double bedroom with fitted wardrobes, dressing area also with fitted wardrobes and bathroom with bath ,walk in shower wc and basin .

The property benefits from GCH and DG off road parking and stunning views .

Council Tax Band A .

**** VIEWINGS BY APPOINTMENT ONLY ****

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		
<div>Very energy efficient - lower running costs</div> <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Not energy efficient - higher running costs</div>			<div>Very environmentally friendly - lower CO₂ emissions</div> <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Not environmentally friendly - higher CO₂ emissions</div>		
England & Wales			England & Wales		

