



2 Back Lane, Heckmondwike,  
WF16 9EX

£595 PCM

- CLOSE TO LOCAL AMENITIES
- FIRST FLOOR FLAT
- BEDROOM

- OFFERED TO LET ON AN UNFURNISHED BASIS
- LIVING KITCHEN
- BATHROOM

**bramleys**

\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

Having been redecorated throughout is this 1 bedoomed first floor flat which is conveniently located in Heckmondwike town centre. Being ideal for the single person and having the benefit of uPVC double glazing and electric heating. The property has accommodation comprising in brief:- entrance hall, open plan lounge and kitchen area, bedroom and bathroom with 3 piece white suite. There are amenities available in the town centre and is handily placed on a bus route for access to Cleckheaton, Liversedge, Leeds and Bradford. Being offered to let on an unfurnished basis with immediate occupation. Bond £685.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO PETS \*\*\*\*\*

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	81

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

