



## 1 Norris House Norristhorpe Lane, Liversedge, WF15 7AT

£1,200

- LOCATED BEAUTIFUL, WELL MAINTAINED SURROUNDINGS
- GROUND FLOOR WC
- TWO FIRST FLOOR BEDROOMS
- SECOND FLOOR HOME OFFICE/CINEMA ROOM

- LOUNGE
- BREAKFAST KITCHEN
- BATHROOM
- CAR PORT

**bramleys**

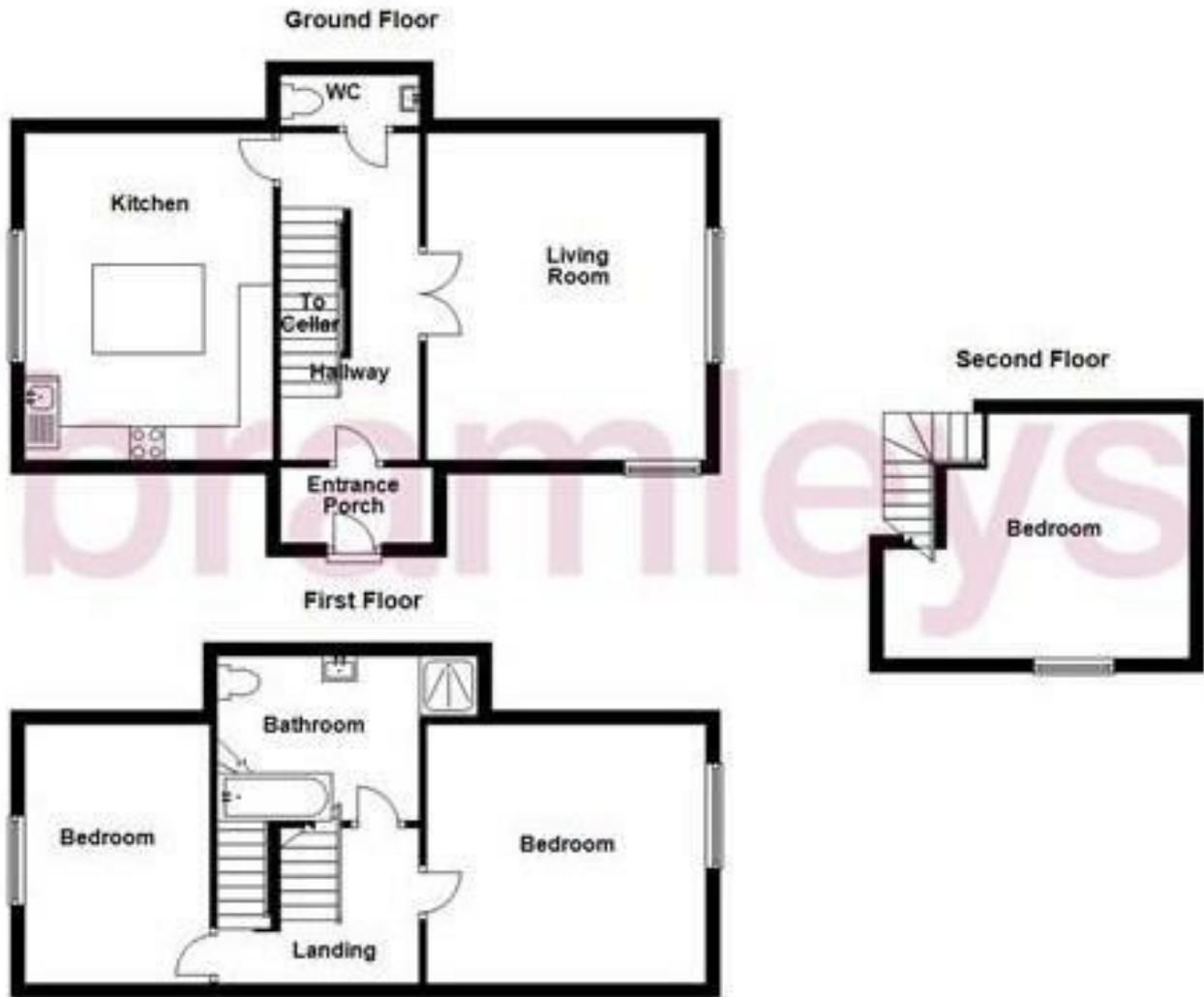
Located in beautiful well maintained surroundings is this good sized 3 bedroom semi detached property. Having accommodation arranged over 3 floor levels which comprises in brief:- entrance porch, hallway, lounge, ground floor WC, breakfast kitchen, first floor landing, 2 double bedrooms, house bathroom with 4 piece suite, and second floor attic bedroom. The property has uPVC double glazing and a gas fired central heating system and externally has the benefit of a car port and there is a seating area to the side of the front entrance. Conveniently located in Liversedge and provides good access to surrounding areas such as Mirfield and Heckmondwike and the M62 motorway network. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1,380.00

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 OR SMOKERS\*\*\*\*\*

\*\*\*\*\*DIRECTIONS\*\*\*\*\*

Travelling down Norristhorpe Lane past The Rising Sun, approaching the bend, take the tarmac lane (Lodge Lane off Norristhorpe Lane) before the Methodist Church. Continue on this lane, over two speed bumps, continue forward past the green no parking sign on the left. You will pass the entrance for Rivendell on the left hand side, the next entrance/driveway with wrought iron gates on the left is the entrance to the property. Wait at the gates and the landlord will open these when viewers arrive



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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**