



## Apartment 3 Water Royd Apartments, 53 Water Royd Lane,

£750 Per Calendar Month

- LOCATED ON THE OUTSKIRTS OF MIRFIELD
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- PARKING SPACE

- UNDERGONE SOME COSMETIC UPGRADING INCLUDING RE-DECORATION AND NEWLY LAID CARPETS TO THE BEDROOMS
- LOUNGE/KITCHEN AREA
- BATHROOM

**bramleys**

Having recently undergone some cosmetic upgrading to include redecoration and newly laid carpets to the bedrooms us this ground floor purpose built apartment. The property has double glazing and electric heating and comprises in brief:- entrance hall, inner hallway, lounge with kitchen area, 2 bedrooms and bathroom, externally there is a parking space. The property is located on the outskirts of Mirfield where there are an array of amenities, including a train station and bus service providing access to Dewsbury and Leeds city centre. The property is offered to jet on an unfurnished basis with immediate occupation. Bond £865.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	

#### 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

