



Church Lane, Shepley, HD8 8AF

£900 Per Calendar Month

- WELL PRESENTED & SITUATED IN POPULAR VILLAGE LOCATION
- TWO BEDROOMS, ONE WITH FITTED WARDROBE
- OFF ROAD PARKING
- LOUNGE WITH GAS STOVE
- BATHROOM WITH 4 PIECE SUITE
- GARAGE

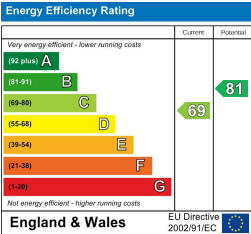
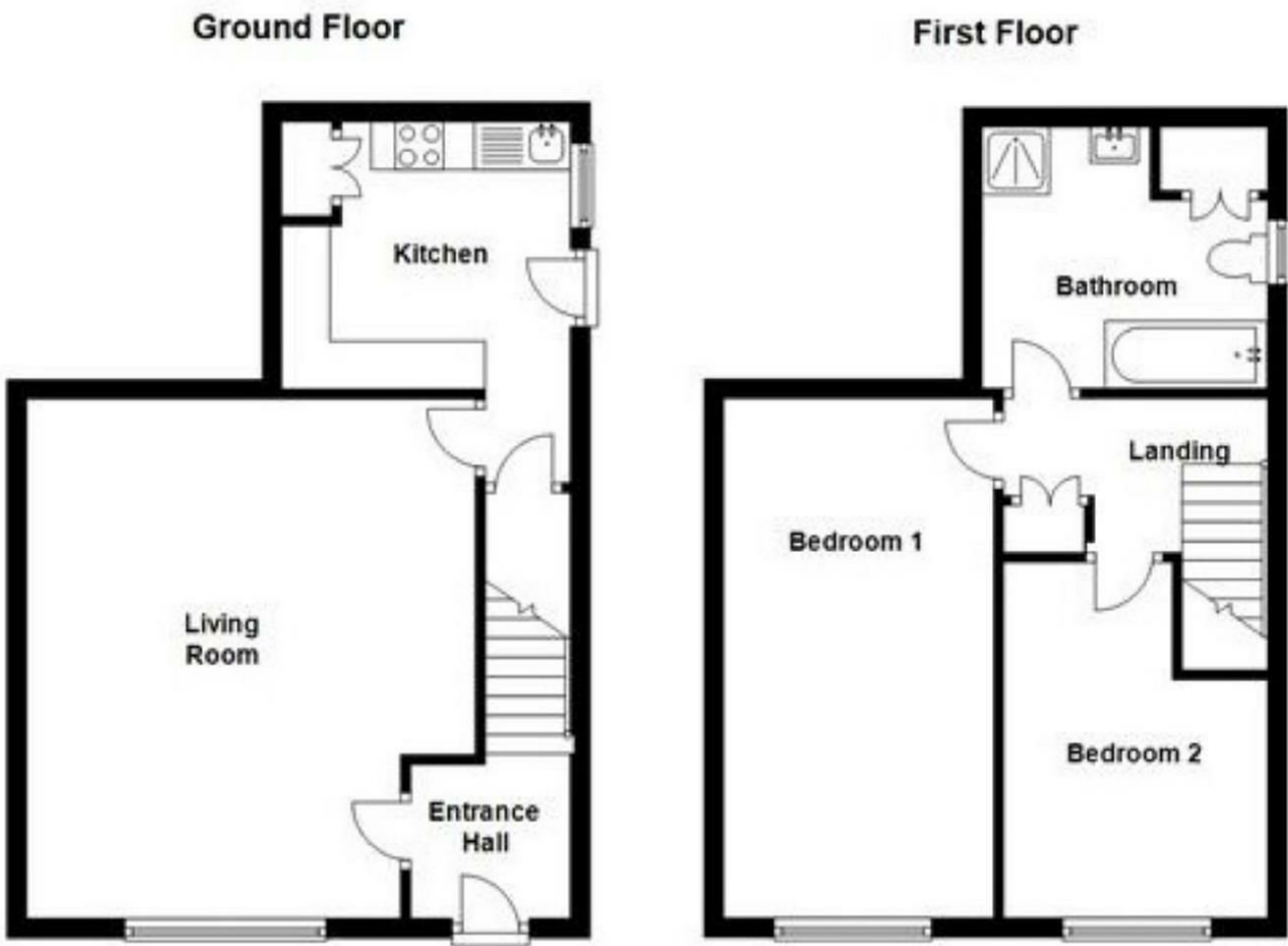
bramleys

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

This well presented cottage is situated in the heart of the popular village of Shepley and would be ideal for the professional couple or young family. The accommodation being centrally heated and double glazed briefly comprises briefly of:- entrance hallway, lounge with gas stove, kitchen and to the first floor are 2 bedrooms, one with fitted wardrobe and 4 piece bathroom. Externally there is a seating area and off road parking. Bond £1035.00

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, STUDENTS OR SMOKERS *****



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