



26 Clarkson Avenue, Heckmondwike, WF16 9JZ

£1,100 Per Calendar Month

- RECENTLY UPGRADED INCLUDING NEW FLOOR COVERINGS & RE-DECORATION THROUGHOUT
- KITCHEN
- DINING ROOM
- BATHROOM & SEPARATE WC
- GARDENS TO FRONT & REAR

- CONVENIENTLY LOCATED FOR HECKMONDWIKE TOWN CENTRE & MOTORWAY ACCESS
- LOUNGE
- THREE FIRST FLOOR BEDROOMS
- ATTIC ROOM
- DRIVEWAY AND GARAGE

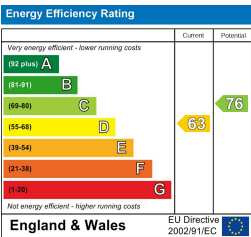
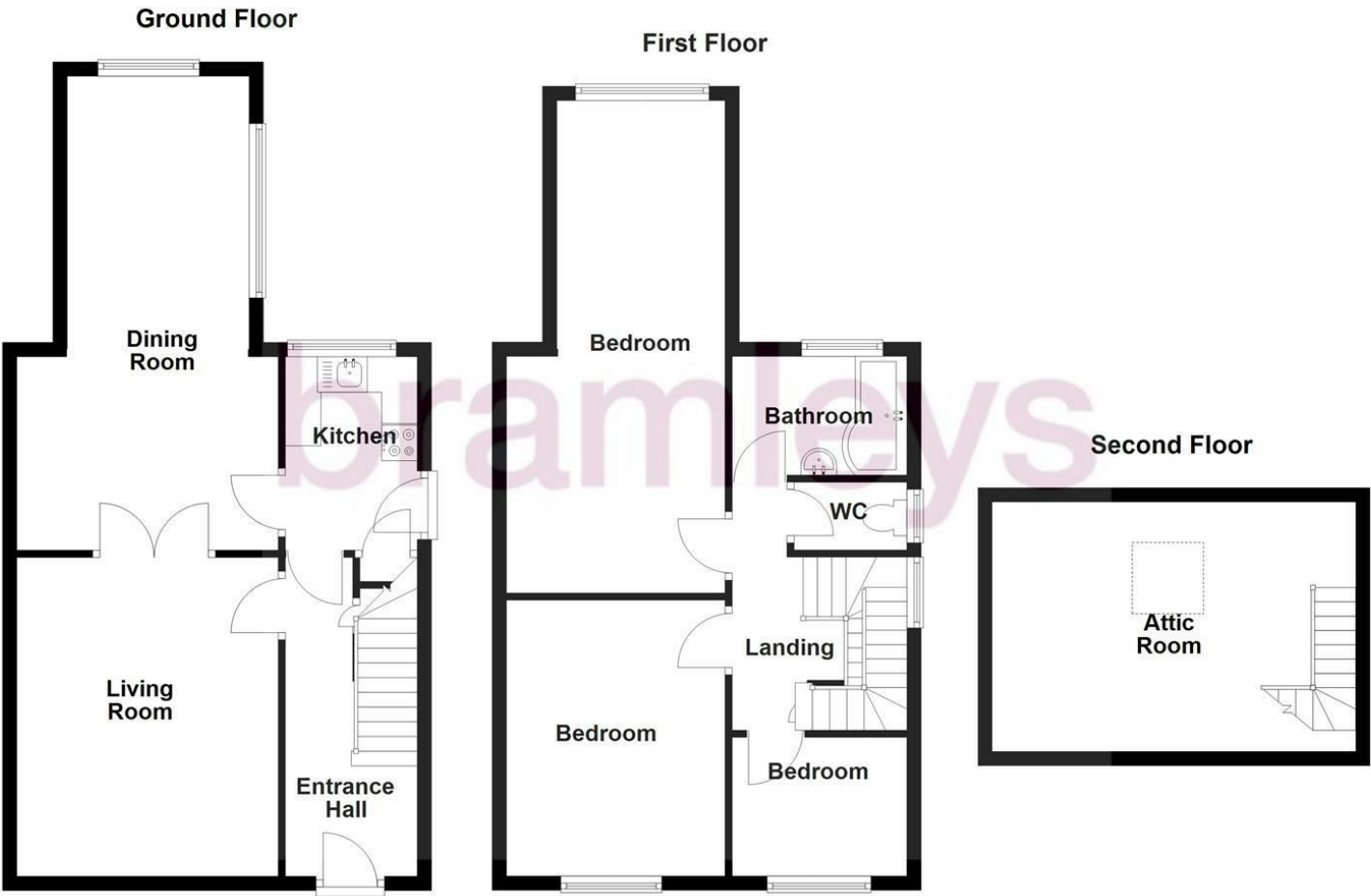
bramleys

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

Having recently been upgraded to include new floor coverings and redecoration throughout is this spacious 3 bedroomed plus attic room semi detached property. The property has uPVC double glazing and a gas fired central heating system and has well presented accommodation to include:- entrance hall, kitchen, lounge, dining room, first floor landing, 3 bedrooms, bathroom, separate WC and second floor attic room. Externally, there is a driveway providing off road parking and leads to a detached single garage. There is a lawned garden to the front and a paved garden area to the rear. Being located in Heckmondwike where there are amenities available in the nearby town centre and there is access to the M62 via junction 26 ad 27 of the M62 motorway. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1265.00

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 *****



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