



Springwood Cornmill Lodge Rawroyds Road, Holywell Green,

£1,200

- IMMACULATELY PRESENTED
- DRIVEWAY & GARAGE
- KITCHEN & UTILITY
- BATHROOM

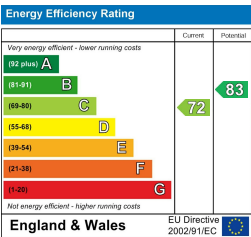
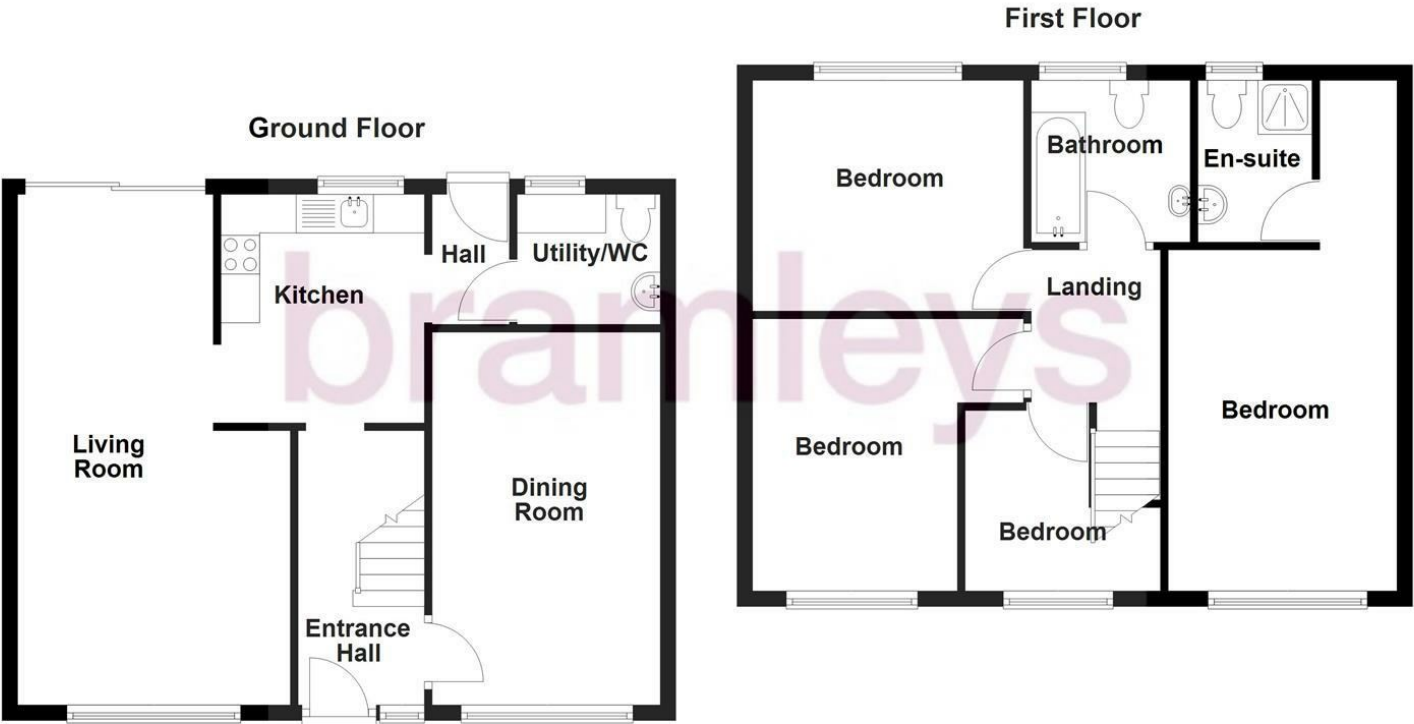
- DESIRABLE AREA
- LOUNGE & DINING ROOM
- FOUR BEDROOMS, MASTER WITH EN SUITE
- SMALL PAVED AREA TO REAR

bramleys

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

Immaculately presented is this 4 bedroom, stone built detached property. Having the benefit of uPVC double glazing and a gas fired central heating system and has modern fixtures and fittings throughout, providing accommodation comprising:- entrance hall, through lounge, dining room/snug, kitchen, rear entrance, utility, first floor landing, 4 bedrooms, en suite to master bedroom and house bathroom. Externally, the property benefits from an attached garage with up and over door, an off road parking space to the side, a tarmacadam surfaced area to the front providing provisions for further off road parking and to the rear is a small paved area. Being pleasantly positioned in the desirable area of Hollywell Green with local schooling and being a short distance for the amenities in West Vale and Elland. The property is handily positioned on a bus route on Station Road for access to Stainland, Outlane and Huddersfield and there is access to the M62 motorway via junction 24. The property is offered to let with immediate occupation on a furnished basis. Bond £1380.00

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



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

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