



**77 Heatherfield Road,
Marsh, HD1 4QJ**

£925 Per Calendar Month

- CONVENIENTLY SITUATED FOR LOCAL AMENITIES & M62
- KITCHEN WITH ELECTRIC COOKER
- TWO BEDROOMS
- GARDENS TO FRONT & REAR AND DRIVEWAY
- LOUNGE & DINING ROOM
- CONSERVATORY
- BATHROOM

bramleys

Situated in the popular area of Marsh with good access to the M62 motorway network and local amenities available close by is this extended semi-detached property which has recently undergone a programme of improvement. Having gas fired central heating system and uPVC double glazing accommodation briefly comprising:- lounge, dining room, kitchen and conservatory. To the first floor there are two bedrooms and a three-piece white bathroom suite with shower over the bath. Externally there are gardens to the front and rear and a driveway providing off road parking. The property is offered to let on an unfurnished basis and is available for immediate occupation. Bond £1065.00

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
192 plus) A		82
(151-191) B		
(119-150) C		
(92-118) D	61	
(81-91) E		
(65-80) F		
(46-64) 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