



324 Huddersfield Road, Mirfield, WF14 9DQ

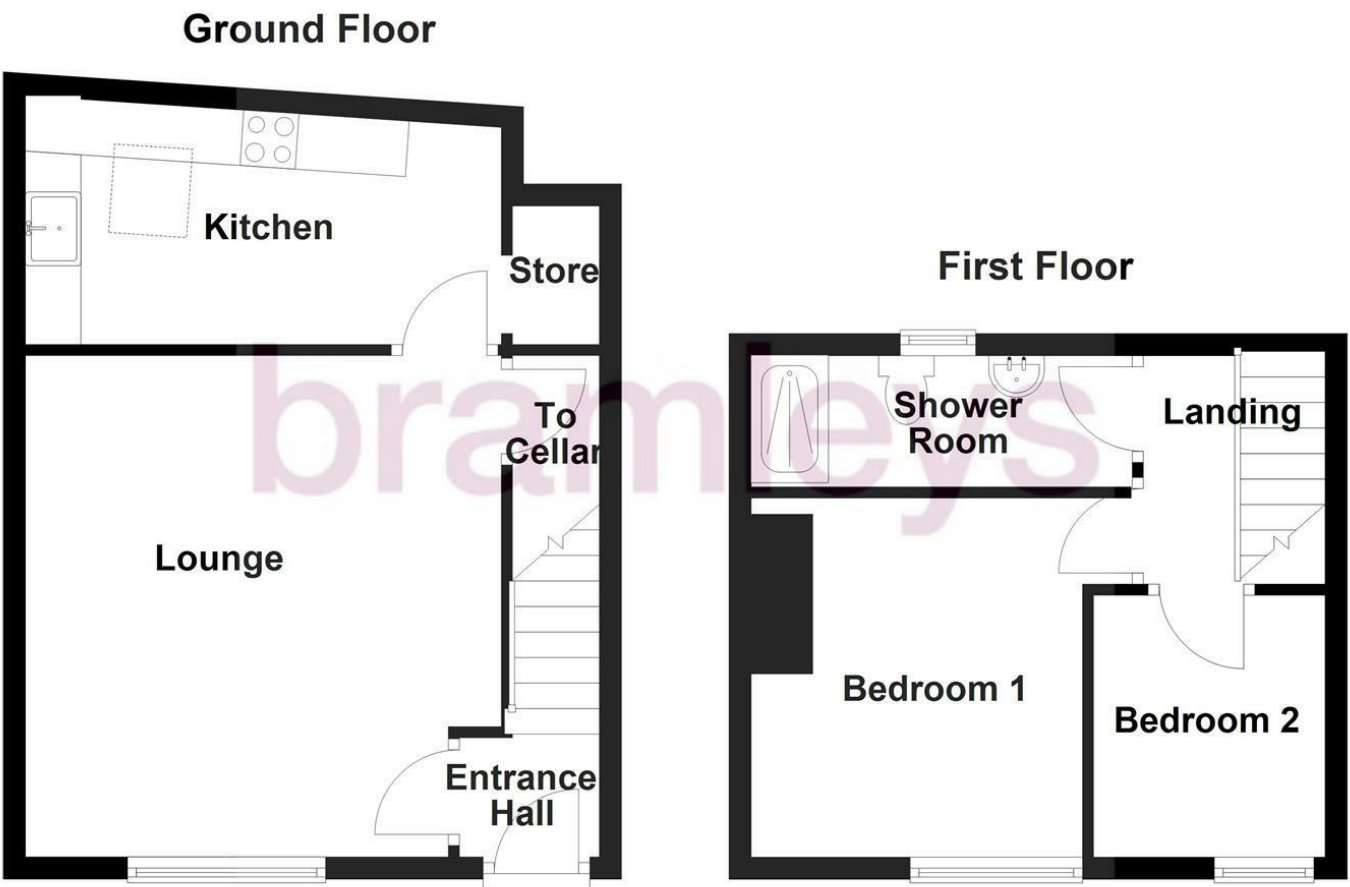
£675 Per Calendar Month

- RECENTLY UNDERGONE COSMETIC UPGRADING INCLUDING DOUBLE GLAZING, RE-DECORATION & NEW FLOOR COVERINGS TO THE BEDROOMS
- ON STREET PARKING
- KITCHEN
- SHOWER ROOM
- HANDILY PLACED FOR MIRFIELD TOWN CENTRE & M62 MOTORWAY NETWORK
- LOUNGE
- 2 BEDROOMS

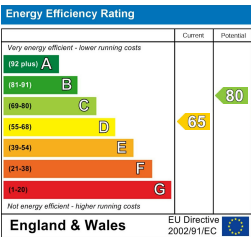
bramleys

Having recently undergone some cosmetic upgrading to include new uPVC double glazing, redecoration and new floor coverings to the bedrooms is this 2 bedroom terrace property. Being well presented throughout, the accommodation comprises:- entrance hall, lounge, kitchen, first floor landing, 2 bedrooms and shower room. Externally, there is on street parking available, the property is handily placed for access to Mirfield town centre, has good access to the M62 motorway network and is situated on a bus route for access to Mirfield and Huddersfield town centres. The property is available to let on an unfurnished basis with immediate occupation. Bond £778.00

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



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



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