



## 48 Jackroyd Lane, Upper Hopton, Mirfield, WF14 8HU

£675 Per Calendar Month

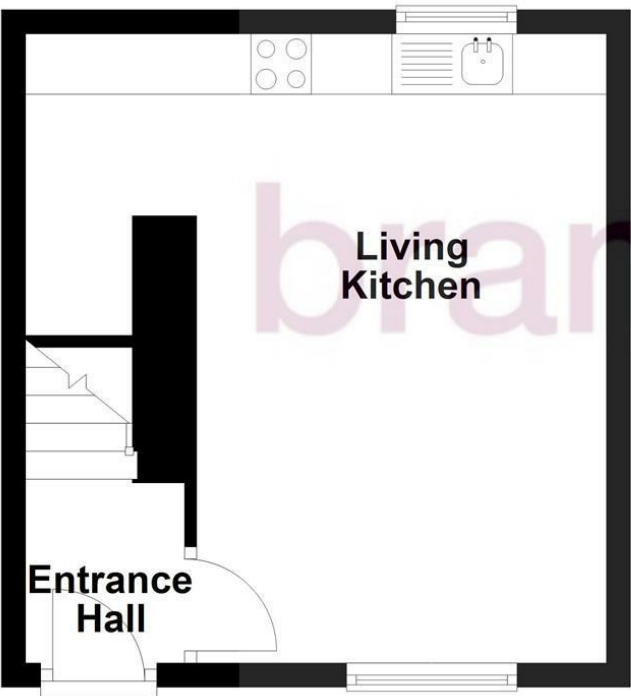
- APPROXIMATELY ONE MILE FROM MIRFIELD TOWN CENTRE & TRAIN STATION
- TWO BEDROOMS
- GARDEN TO FRONT
- OPEN PLAN LIVING KITCHEN
- BATHROOM

**bramleys**

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

This delightful two bedroom through by light mid terraced property is situated in the highly sought after area of Upper Hopton. Set back from the roadside and having entrance vestibule and open plan living kitchen. To the first floor there are two bedrooms and bathroom with three piece suite in white. Externally there are gardens to the front. Approximately 1 mile from Mirfield centre and train station. NO BOND

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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