



## 2 Stocks Hall Barn, Nest Road, Mytholmroyd, HX7 5AZ

- SPACIOUS CONVERTED BARN
- OPEN PLAN LOUNGE, DINING AREA & KITCHEN WITH DOUBLE OVEN, HOB, EXTRACTOR, DISHWASHER & FRIDGE FREEZER
- MASTER BEDROOM SUITE WITH STUDY & DRESSING AREA AND WET ROOM

£1,295 Per Calendar Month

- SMALL AREA TO FRONT & PARKING
- TWO FIRST FLOOR BEDROOMS WITH JACK & JILL BATHROOM & EN SUITE

**bramleys**

Situated on the outskirts of Mytholmroyd town centre is this superbly appointed and spacious converted barn being the middle property in a row of three. Having accommodation situated over three floors briefly comprises entrance hallway ground floor wc and utility cupboard. There is a superb open plan lounge dining area and kitchen with feature windows and window seat. Kitchen has appliances including double oven, four ring electric hob, extractor, dishwasher, fridge freezer and inset sink unit complimented with modern contemporary floor and wall units. There is underfloor heating to the ground floor. To the first floor are two bedrooms, one with a three-piece ensuite and the other sharing the Jack and Jill bathroom with a four piece suite. To the second floor is a master bedroom suite incorporating bedroom, ensuite wet room and a study or dressing area. Outside there is a small area to the front and parking facilities. The property is offered to let on an unfurnished basis. Bond £1494.00

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			
(92 plus) A		80	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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 in situ 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**