



25 Belgrave Court, Brighouse, HD6 3ND

£995 Per Calendar Month

- SEMI DETACHED PROPERTY WITH OFF ROAD PARKING
- DINING AREA
- THREE BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM
- LAWNED AND PAVED REAR GARDEN
- LOUNGE
- MODERN FITTED KITCHEN
- FAMILY BATHROOM

bramleys

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

This well presented 3 bedroomed semi-detached property benefits from uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, ground floor WC, lounge, dining area, modern kitchen, first floor landing, 3 bedrooms, en suite shower room to master and house bathroom with 3 piece suite. Externally, the property has off road parking to the front and an enclosed rear garden. Being conveniently placed for access to the M62 motorway network and there are amenities available in Brighouse and nearby Elland. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1145.00

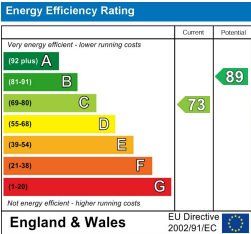
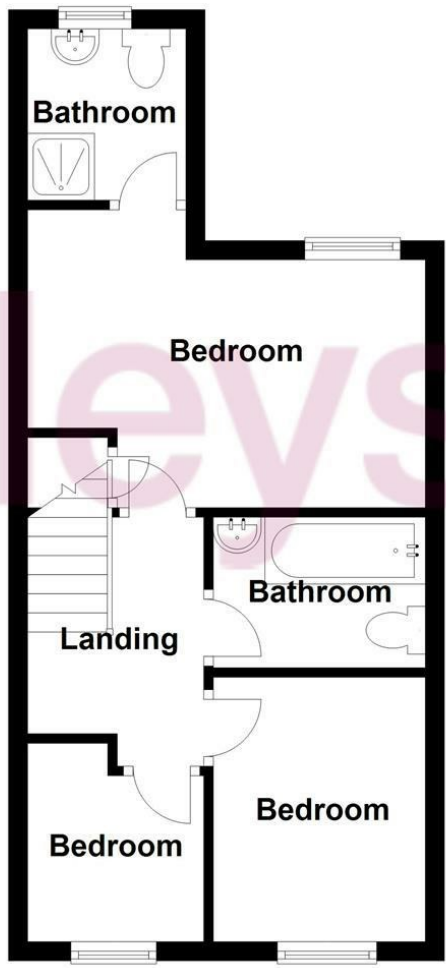
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** SORRY NO PETS *****

Ground Floor



First Floor



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