



16 The Village, Butts Road, Farnley Tyas,

£795 Per Calendar Month

- DECEPTIVELY SPACIOUS STONE BUILT MID TERRACE
- GAS FIRED CENTRAL HEATING
- FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- HIGHLY DESIRABLE LOCATION

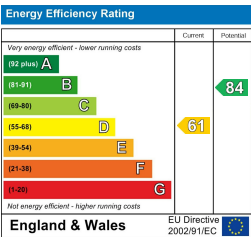
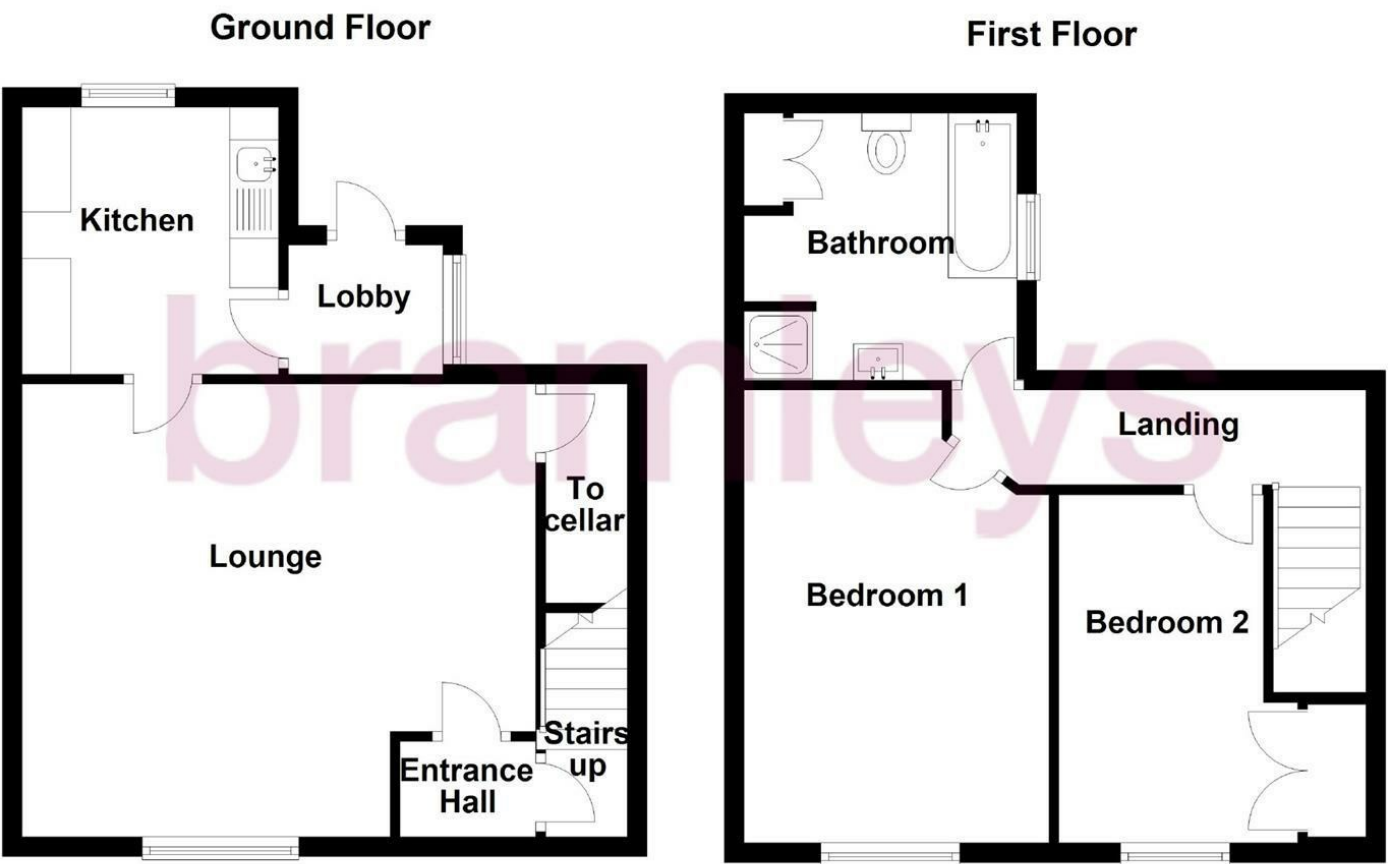
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***** MINIMUM 12 MONTH LEASE *****

This deceptively spacious two bed roomed stone built mid terraced property has recently undergone some redecoration. The property benefits from a gas fired central heating system together with uPVC double glazing and has accommodation which comprises in brief:- entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally, there are gardens to the front and rear, please note, there is no allocated parking, on street parking is available. Being located in Farnley Tyas which is one of Huddersfield's most desirable locations and has the countryside on your doorstep to enjoy pleasant rural walks and beautiful scenery and views. There are amenities available in nearby Honley and Holmfirth and Huddersfield being approximately 4 miles away. The property is offered to let on an unfurnished basis with immediate occupation. Bond £915.00

***** SORRY NO PETS, STUDENTS OR SMOKERS *****

Charity Property Disclaimer:
Please note that, under charity law, the vendor (a registered charity) is required to consider all offers, even those received after the deadline for offers expires, and to accept the offer which can proceed on the best obtainable terms. Any successful bidder who is subsequently outbid will be allowed to make a counter-offer within a reasonable deadline set by the vendor.



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

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