



33 Kiln Avenue, Mirfield,  
WF14 0HU

£650 Per Calendar Month

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES
- MODERN FIXTURES & FITTINGS
- TELEPHONE ENTRY SYSTEM

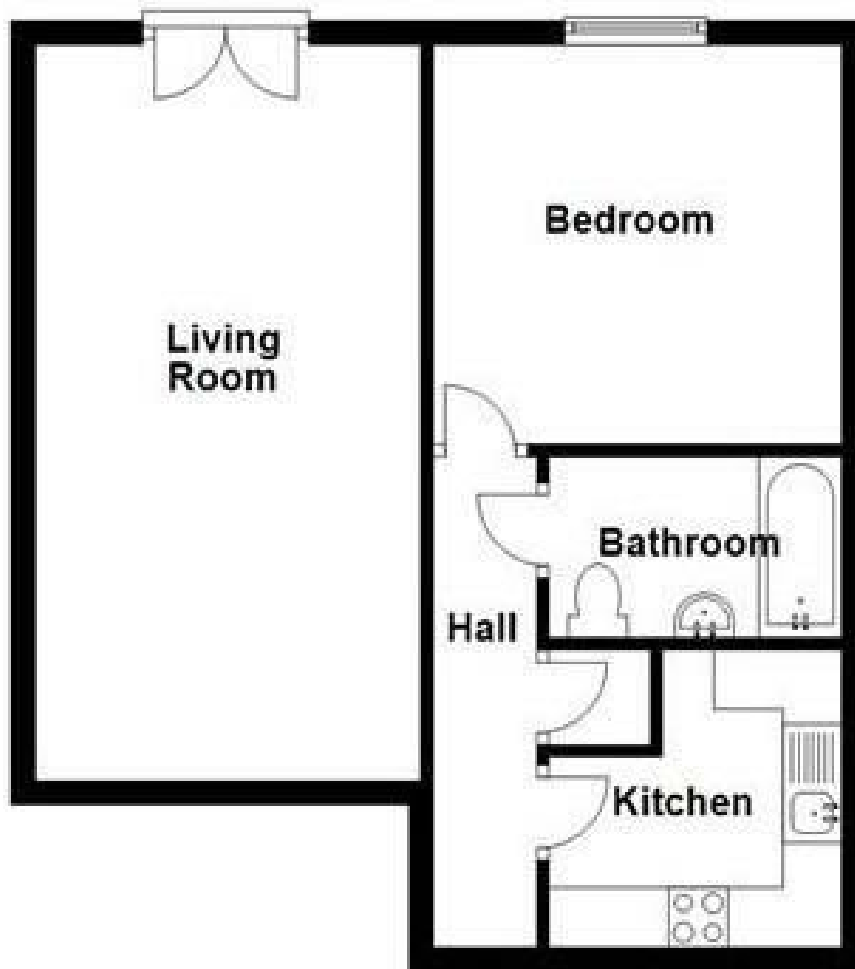
- DOUBLE BEDROOM
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING

**bramleys**

This well presented first floor apartment having uPVC double glazing, electric dimplex wall heaters and telephone entry system is conveniently located for local amenities, public transport services and Mirfield Town centre is offered to let on an unfurnished basis. Having accommodation comprising: Entrance hall, kitchen with modern fitted units and integrated oven and hob, large open plan lounge/dining area with Juliette balcony, double bedroom and modern 3 piece bathroom suite. Externally the property also has allocated off road parking. Bond £750.00

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

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		80	85
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**

Huddersfield | Halifax | Elland | Mirfield

