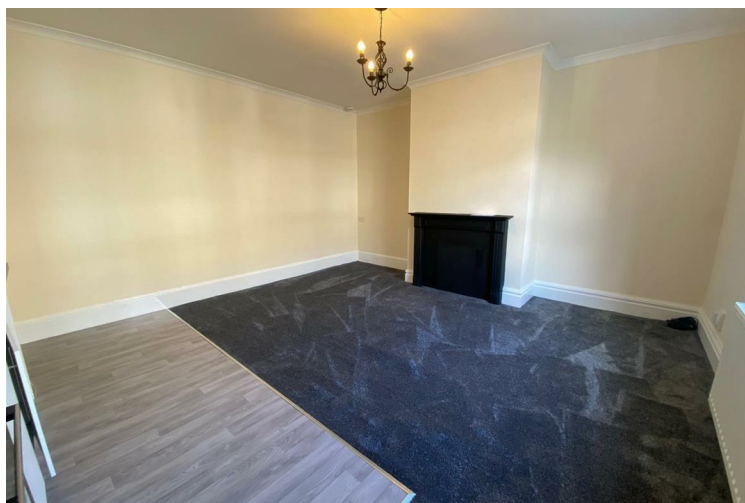




31 Hawthorne Terrace, Crosland Moor,

£650 Per Calendar Month

- SITUATED IN THE HEART OF CROSLAND MOOR WITH GOOD LOCAL AMENITIES
- TWO BEDROOMS
- FIRST FLOOR LARGE STORAGE AREA
- LIVING KITCHEN WITH ELECTRIC HOB & OVEN
- BATHROOM

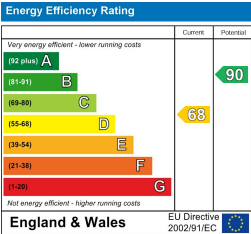
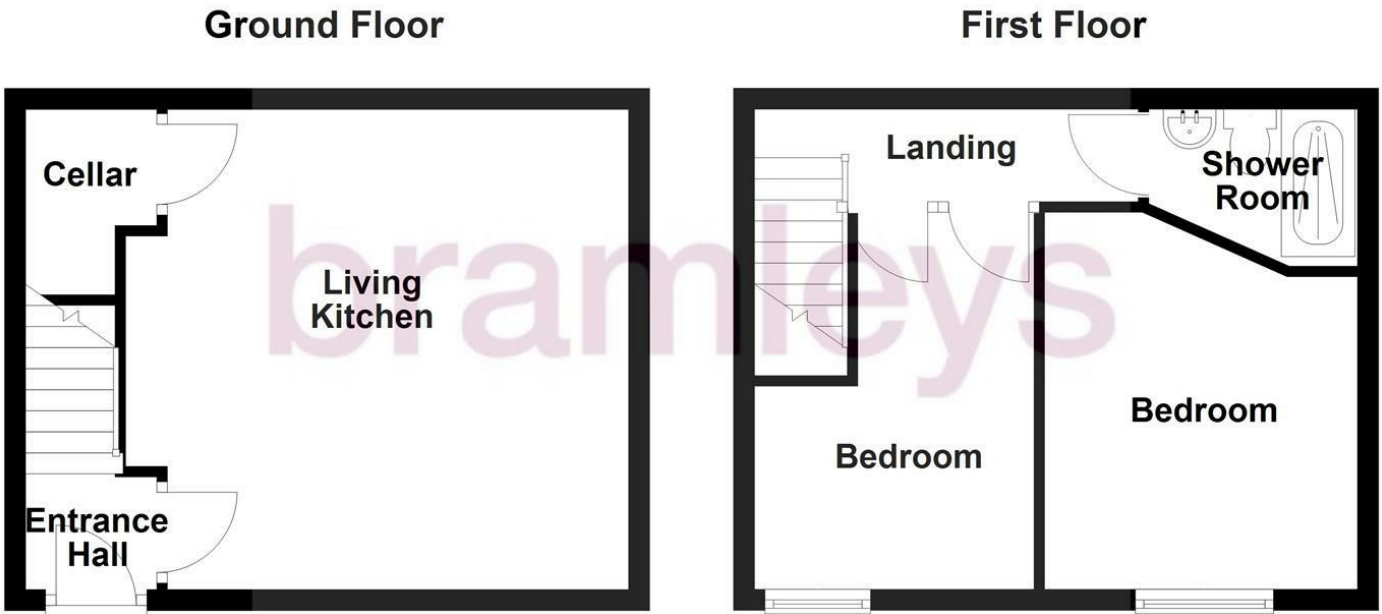
bramleys

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

Offered to let on an unfurnished basis is this newly renovated back to back terrace property in Crosland Moor. The property benefits from an open plan kitchen/living area. The kitchen area has newly fitted units and an electric hob and oven. To the lower ground floor is a cellar. The first floor has two bedrooms and a shower room. The property is in immaculate condition and well worthy of an internal inspection. 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.

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



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