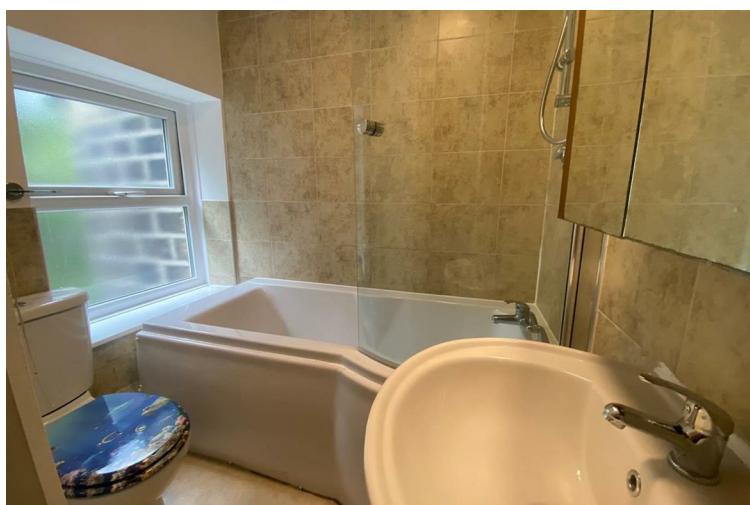




322a Meltham Road,
Netherton, HD4 7EX

£650 Per Calendar Month

- LOCATED IN POPULAR RESIDENTIAL AREA
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM

- LOUNGE AREA
- TWO BEDROOMS

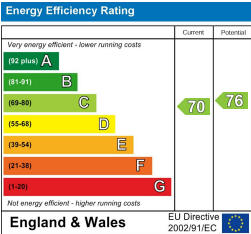
bramleys

***** MINIMUM TWELVE MONTH LEASE *****

This first floor flat is located in the village of Netherton and is ideal for a single person or couple. The flat is situated above shops with its own private access door and has accommodation comprising: entrance hall, lounge area, kitchen with modern units, oven, hob and extractor, two bedrooms and bathroom with modern 3 piece white suite with shower. 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.

***** SORRY NO PETS OR SMOKERS *****



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