



**44 Calder View,
Mirfield, WF14 8JD**

£700 Per Calendar Month

- PART FURNISHED
- TWO BEDROOMS MASTER WITH EN SUITE SHOWER ROOM
- ON SITE CAR PARKING

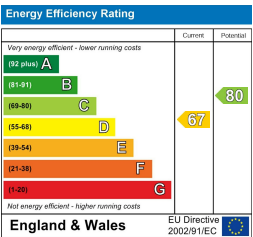
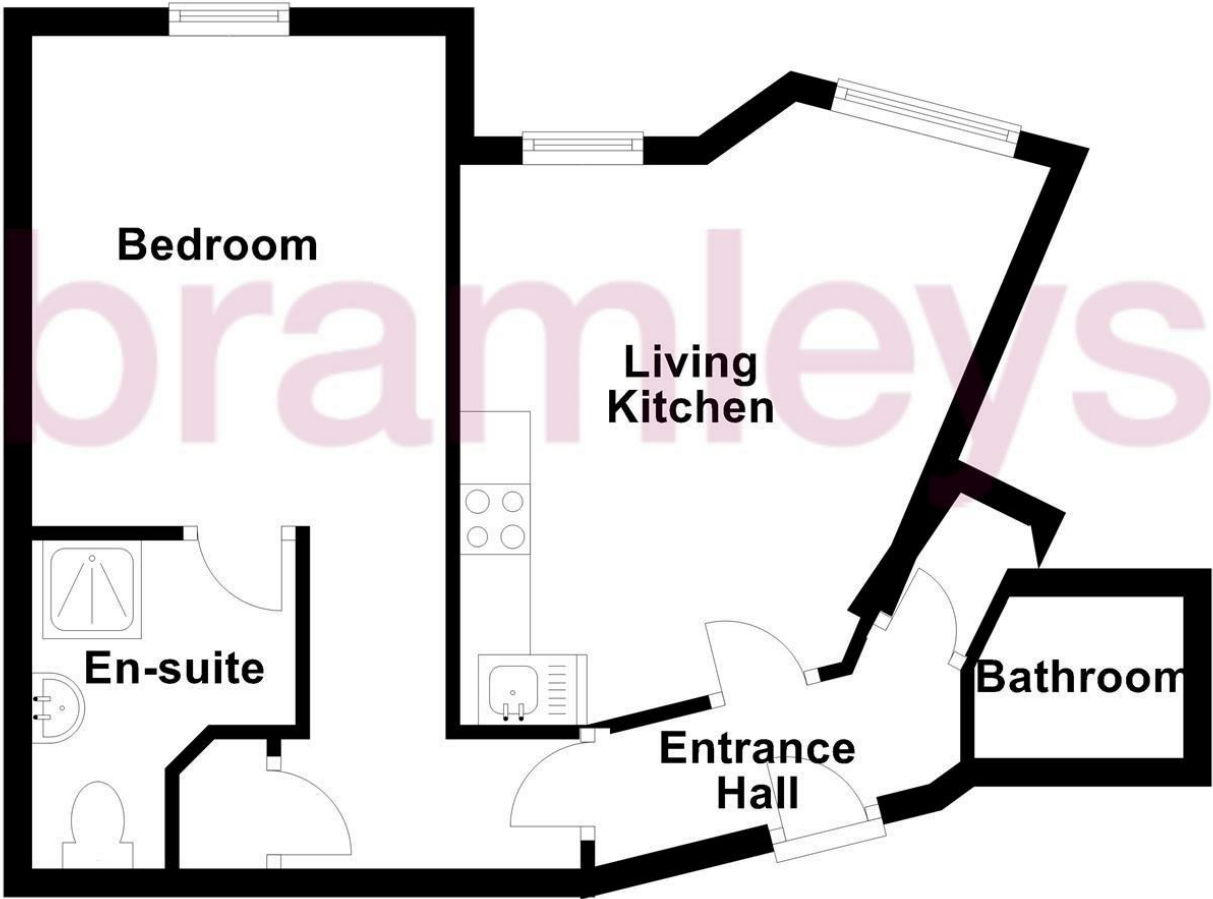
- LIVING KITCHEN DINER
- BATHROOM

bramleys

Offered to let on a part furnished basis is this modern two bedroomed 3rd floor apartment. The property has electric heating and uPVC double glazing and has accommodation comprising in brief:- entrance hall, open plan kitchen and living room, master bedroom with en suite shower room, second bedroom and bathroom. The property benefits from on site car parking. Being located on the outskirts of Mirfield where there are any array of amenities and within close proximity to the railway station. Bond £807.00

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



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