



Apartment 12 Water Royd Apartments, 53 Water Royd Lane,

£800

- RECENTLY UNDERGONE A PROGRAMME OF RE-DECORATION AND NEW FLOOR COVERINGS
- SECOND FLOOR APARTMENT
- OPEN PLAN LIVING KITCHEN WITH JULIET BALCONY
- BATHROOM
- CONVENIENTLY PLACED FOR LOCAL AMENITIES
- ALLOCATED PARKING SPACE & VISITOR PARKING
- TWO BEDROOMS

bramleys

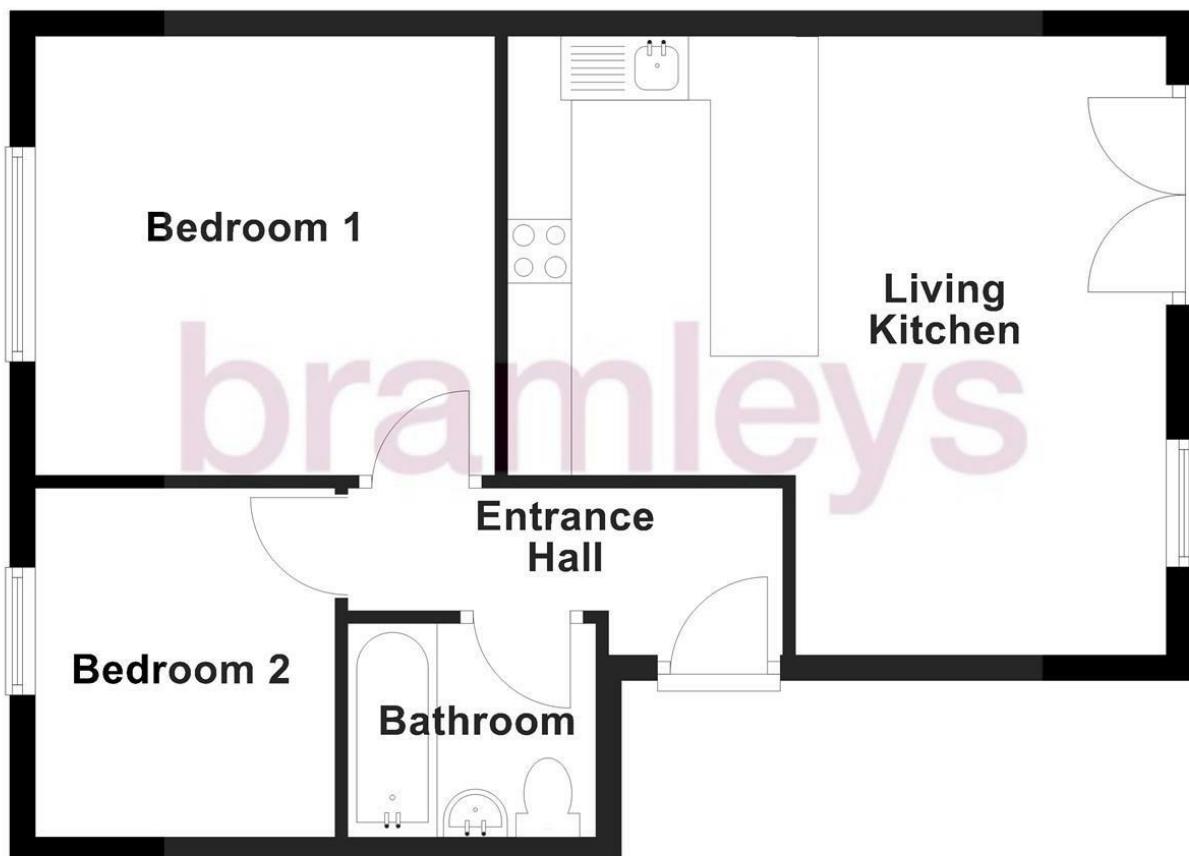
***** MINIMUM SIX MONTH LEASE *****

Having recently undergone a programme of cosmetic refurbishment to include redecoration throughout and new floor coverings is this 2 bedrooomed second floor apartment. The property has uPVC double glazing and electric heating and comprises in brief:- entrance hall, open plan living kitchen with Juliet balcony, 2 double bedrooms and 3 piece white bathroom suite. Externally, the development has an electric gated entrance, allocated parking space and further visitor parking facilities. The property is handily placed for amenities and schools and Mirfield town centre is approximately 1 mile away. Being offered to let on an unfurnished basis with immediate occupation. Bond £920.00

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 *****

Ground Floor



Total area: approx. 49.2 sq. metres (530.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D	68	78
(21-20)	E		
(1-0)	F		
Not energy efficient - higher running costs			
G			
England & Wales		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

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