



**Apt 12, 2 Back Lane,
Heckmondwike, WF16 9EX**

£575

- SITUATED CLOSE TO LOCAL AMENITIES
- ONE BEDROOM
- THIRD FLOOR APARTMENT
- LIVING ROOM WITH KITCHEN AREA
- BATHROOM

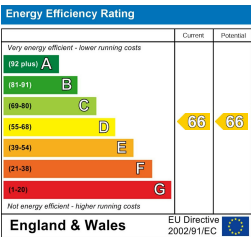
bramleys

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

Offered to let on an unfurnished basis with immediate occupation is this third floor apartment. Located centrally in Heckmondwike town centre within easy reach of local amenities, the property has accommodation comprising:- entrance hall, open plan lounge and kitchen, bedroom and spacious bathroom. Boasting uPVC double glazed windows and electric heating. there is lift and stairway access. Bond £660.00

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