



1D Lee Green, Mirfield, WF14 0AB

£1,600

- UNDERGONE SOME COSMETIC UPGRADING
- GARDENS TO FRONT & REAR
- LOUNGE, DINING ROOM & FURTHER RECEPTION ROOM
- DOWNSTAIRS BEDROOM/SNUG WITH WC
- BATHROOM

- OFF ROAD PARKING INCLUDING CAR PORT WHICH LEADS TO A DETACHED GARAGE
- SITUATED ON THE OUTSKIRTS OF MIRFIELD TOWN CENTRE
- KITCHEN & UTILITY
- FOUR FIRST FLOOR BEDROOMS

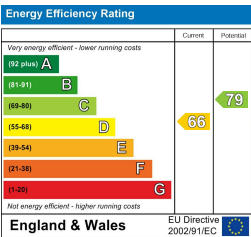
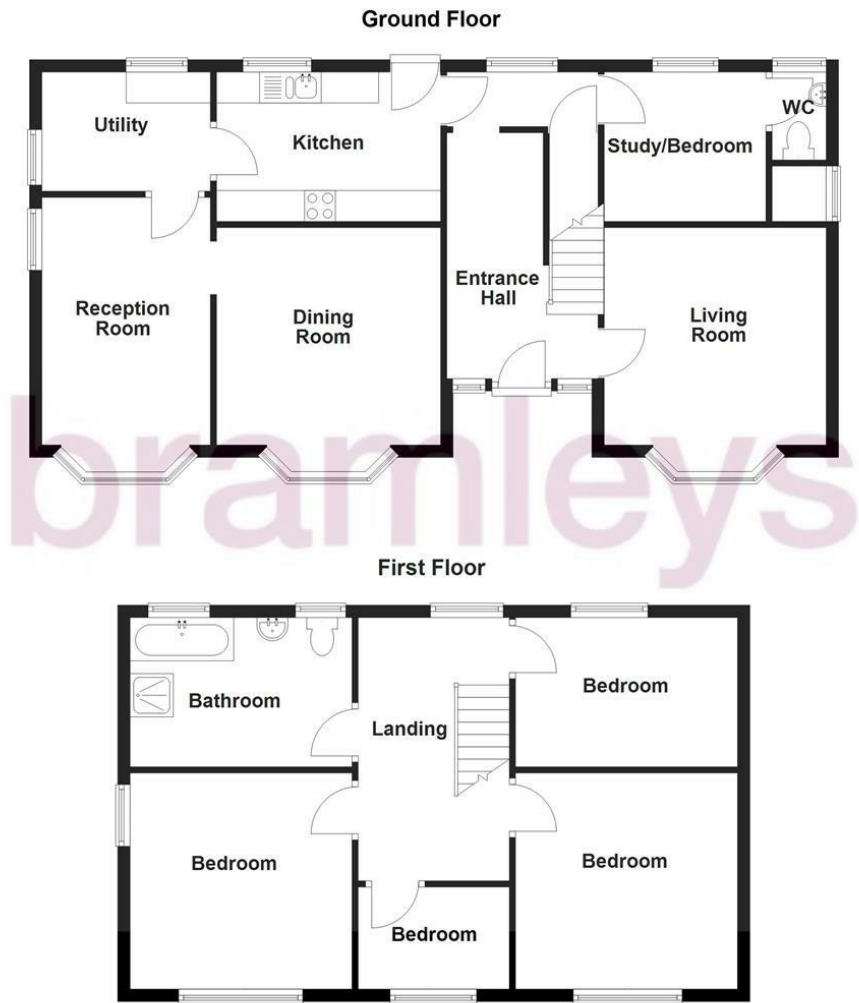
bramleys

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

Having recently undergone some cosmetic upgrading to include new floor coverings and redecoration throughout is this brick built 4/5 bedroomed family home. Having the benefit of uPVC double glazing and a gas fired central heating system and has flexible accommodation which comprises in brief:- entrance hallway, lounge, dining room, further reception room, utility room, kitchen, ground floor bedroom/snug with WC, first floor landing, 4 bedrooms and house bathroom with 4 piece suite. Externally, the property benefits from off road parking, including a car port providing off road parking which leads to a detached garage and garden areas to the front and rear. The property is situated on the outskirts of Mirfield town centre and is handily placed for local primary and secondary schools, there is access to the M62 motorway network via junction 25 and there is a bus route accessed on Old Bank Road for access to Mirfield and Huddersfield. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1845.00

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 *****



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

Huddersfield | Halifax | Elland | Mirfield