



1 South Street, Mirfield,
Huddersfield, WF14 8PL

£775 Per Calendar Month

- CLOSE TO LOCAL AMENITIES
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- ONE BEDROOM
- BATHROOM

- LOUNGE
- CELLAR
- OCCASIONAL ROOM/STUDY

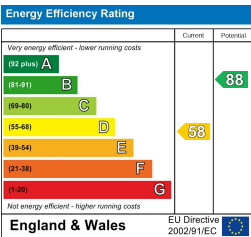
bramleys

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

Situated within walking distance of the centre of Mirfield and close to local amenities is this one bedroom, plus study/dressing room. The property has uPVC double glazing and a gas fired central heating system and has accommodation briefly comprising:- entrance vestibule, lounge, kitchen, lower ground floor cellar, to the first floor there is one bedroom, bathroom with three piece suite in white and a study/dressing room accessed off the bathroom. Externally, the property has road frontage and a rear entrance to the kitchen. Offered to let on an unfurnished basis and is tenanted until the 25.07.25. Bond £865.00

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