



**14 The Village, Farnley Tyas,
Huddersfield, HD4 6UD**

£825 Per Calendar Month

- HIGHLY DESIRABLE RESIDENTIAL AREA
- LOUNGE
- TWO BEDROOMS
- GARDENS TO FRONT AND REAR

- MODERN FITTED KITCHEN
- KITCHEN
- 4 PIECE BATHROOM SUITE
- ON STREET PARKING

bramleys

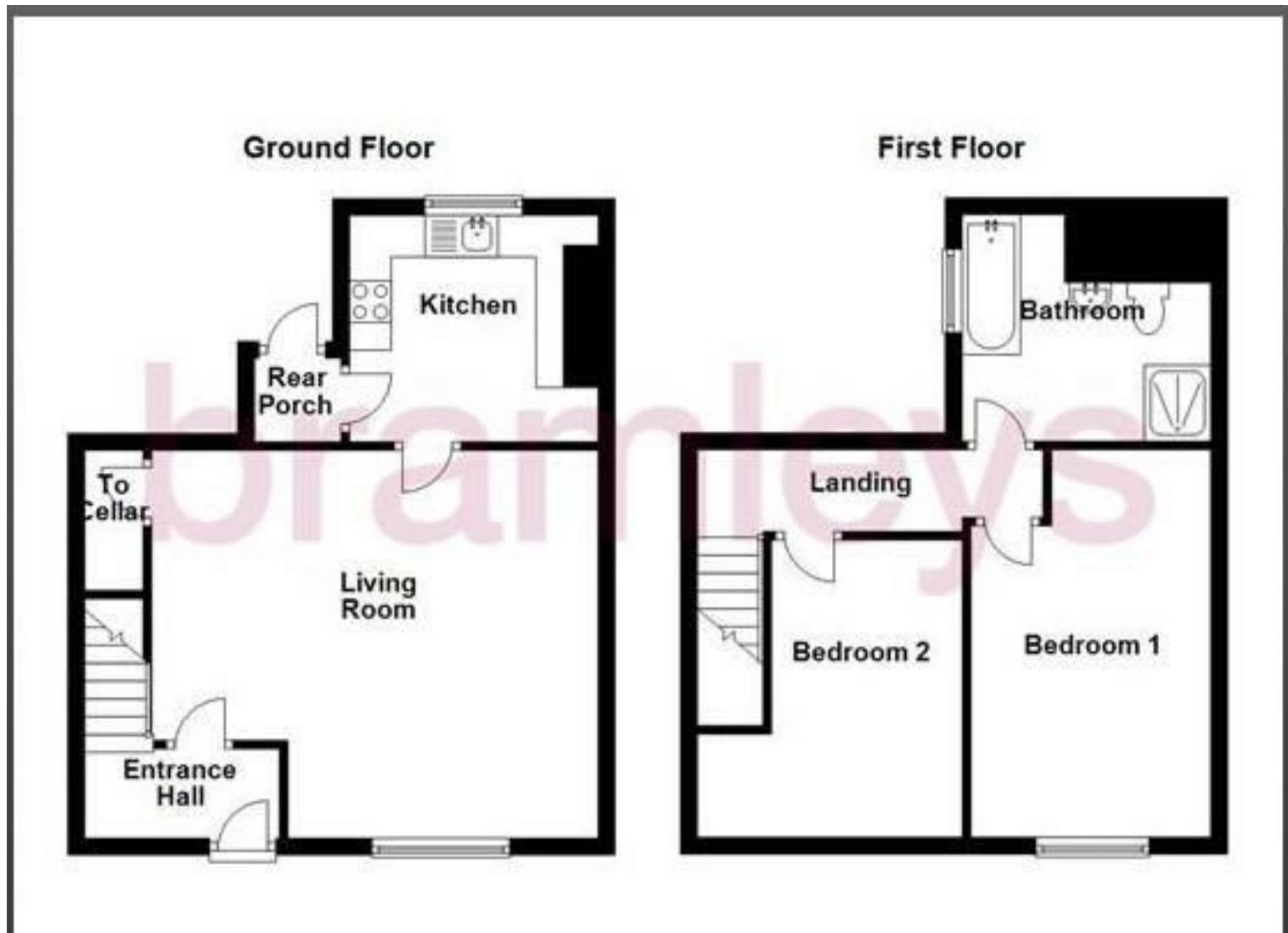
*****MINIMUM TWELVE MONTH LEASE*****

This well presented 2 bed roomed mid terrace property is located in the highly desirable residential village of Farnley Tyas. The property has accommodation comprising in brief:- entrance hallway, lounge, fitted kitchen, first floor landing, 2 bedrooms and bathroom with 4 piece suite. Externally, there are garden areas to the front and rear, on street parking is available to the front of the property. The property is available on an unfurnished basis with immediate occupation. Bond £950.00

*****NO PETS OR SMOKERS*****

Charity Property Disclaimer:

Please note that, under charity law, the vendor (a registered charity) is required to consider all offers, even those received after the deadline for offers expires, and to accept the offer which can proceed on the best obtainable terms. Any successful bidder who is subsequently outbid will be allowed to make a counter-offer within a reasonable deadline set by the vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	83
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
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 in situ 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

