



## 31 Hawthorne Terrace, Crosland Moor,

£695 Per Calendar Month

- SITUATED IN THE HEART OF CROSLAND MOOR WITH GOOD LOCAL AMENITIES
- TWO BEDROOMS
- FIRST FLOOR LARGE STORAGE AREA
- LIVING KITCHEN WITH ELECTRIC HOB & OVEN
- BATHROOM

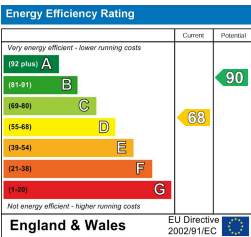
**bramleys**

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

Situated within Crosland Moor village is this front back-to-back terraced property which is well presented and would be ideal for the young family or couple. The property is centrally heated and double glazed with accommodation briefly comprising of an entrance hallway leading to the kitchen with electric hob, electric oven and washing machine and lower ground floor cellar. To the first floor there are two bedrooms and house bathroom with a three-piece suite in white with shower over the bath. Externally there is a small yard area to the front and the property is offered the let on an unfurnished basis. Bond £800.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* NO PETS, SMOKERS OR STUDENTS \*\*\*\*\*



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