



10 Spring Place Gardens, Mirfield, WF14 0QU

- SPACIOUS FAMILY ACCOMMODATION
- FIRST FLOOR LOUNGE
- THREE SECOND FLOOR BEDROOMS, MASTER HAVING EN SUITE SHOWER ROOM
- DRIVEWAY, INTEGRAL GARAGE & ENCLOSED REAR GARDEN

£1,100 Per Calendar Month

- DINING KITCHEN
- GUEST BEDROOM WITH EN SUITE
- BATHROOM

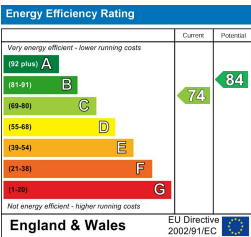
bramleys

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

Having recently been redecorated throughout is this spacious 4 bedroom end townhouse offering modern family accommodation having uPVC double glazing and a gas fired central heating system. The property has accommodation briefly comprising:- entrance hall, WC, dining kitchen, first floor lounge, bedroom with en-suite shower room, second floor landing, 3 further bedrooms and bathroom, master bedroom also having ensuite shower room. To the exterior there is a driveway, integral garage and enclosed rear garden. Bond £1265.00

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, 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