



## 16 Tyndale Walk, Batley, WF17 8PX

£950

- RECENTLY UNDERGONE COSMETIC IMPROVEMENT & UPGRADING
- LOUNGE WITH DINING AREA
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- CONVENIENTLY LOCATED FOR HECKMONDWIKE AND MOTORWAY NETWORK
- KITCHEN
- BATHROOM

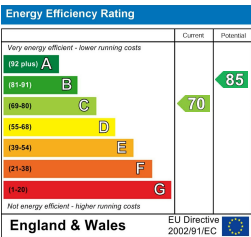
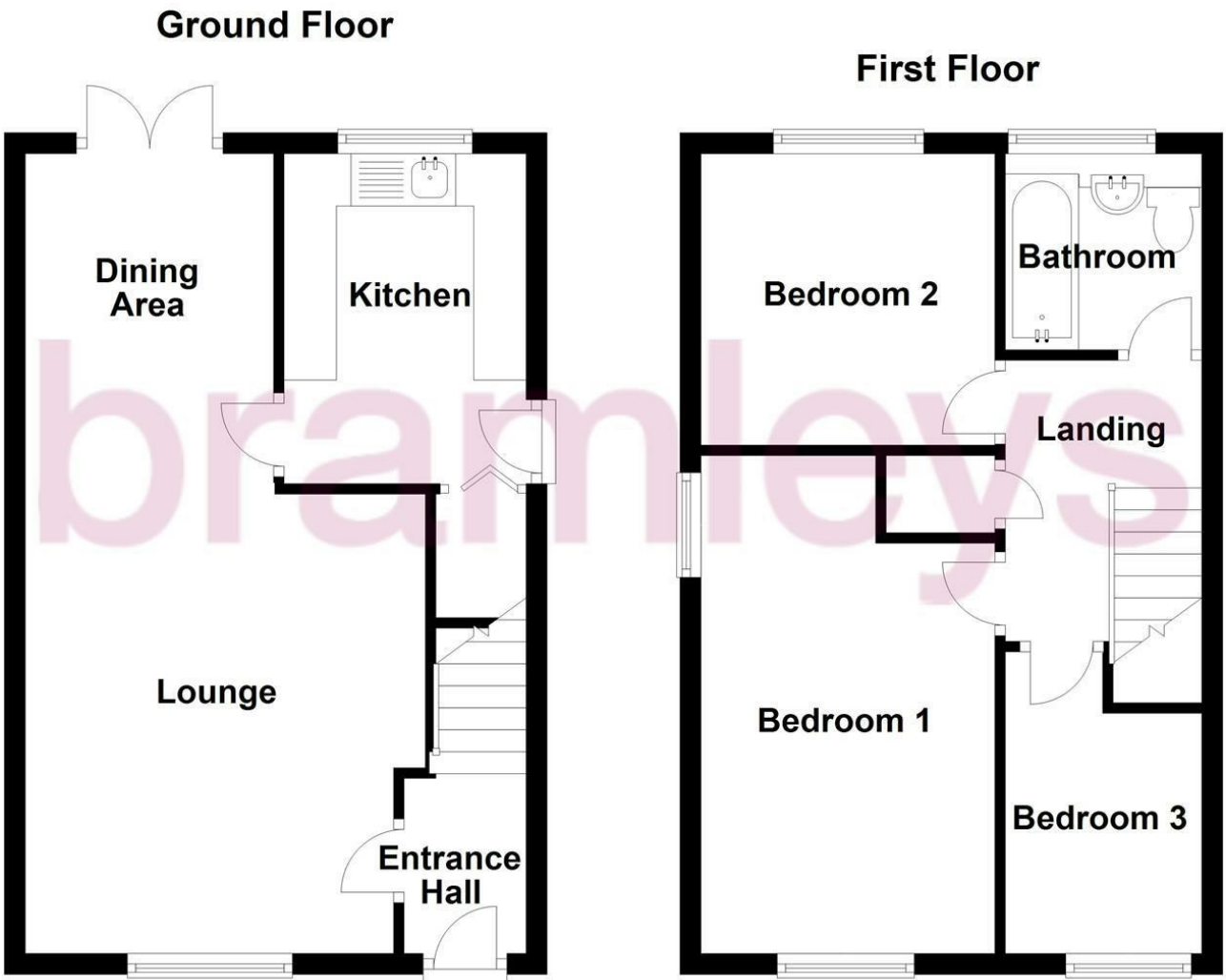
**bramleys**

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

Having recently undergone some cosmetic improvement and upgrading to include new carpets and redecoration throughout is this brick built 3 bedroomed detached property. Having the benefit of uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, lounge with dining area, kitchen, first floor landing, 3 bedrooms and bathroom. Externally, the property has a driveway providing off road parking and leads to a detached garage, there are garden areas to the front and rear. Being located on the outskirts of Batley and Heckmondwike town centres, a bus route is available on Hollinbank Lane and junctions 26 and 27 of the M62 are a short drive away. Being offered to let on an unfurnished basis with immediate occupation. Bond £1095.00

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