



**Apt 7, 53 Water Royd Lane,
Mirfield, WF14 9DF**

£725 Per Calendar Month

- CONVENIENTLY PLACED FOR AMENITIES AND SCHOOLS WITHIN MIRFIELD
- NEWLY FITTED KITCHEN WITH OVEN, HOB, DISHWASHER, WASHING MACHINE & FRIDGE FREEZER
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING/VISITOR SPACES
- RECENTLY UNDERGONE A PROGRAMME OF REFURBISHMENT & RENOVATION
- OPEN PLAN LIVING KITCHEN WITH JULIET BALCONY
- BATHROOM

bramleys

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

This 2 bedroom first floor apartment has undergone a extensive programme of renovation and refurbishment to include re-decoration throughout, new carpeting/flooring, newly fitted kitchen with brand new integrated hob, oven, dishwasher, washing machine, fridge and freezer. Having uPVC double glazing, electric heating and accommodation comprising: entrance hall, open plan living kitchen with Juliette balcony, 2 double bedrooms and modern three piece white bathroom suite. Electric gated entrance and off road parking/visitor parking facilities. Handily placed for amenities and schools with Mirfield centre approximately 1 mile away. Bond £836.00



Total area: approx. 48.8 sq. metres (525.0 sq. feet)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 78 | 84 |
| 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 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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike