



**191 Huddersfield Road,
Mirfield, WF14 9DQ**

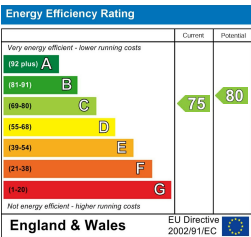
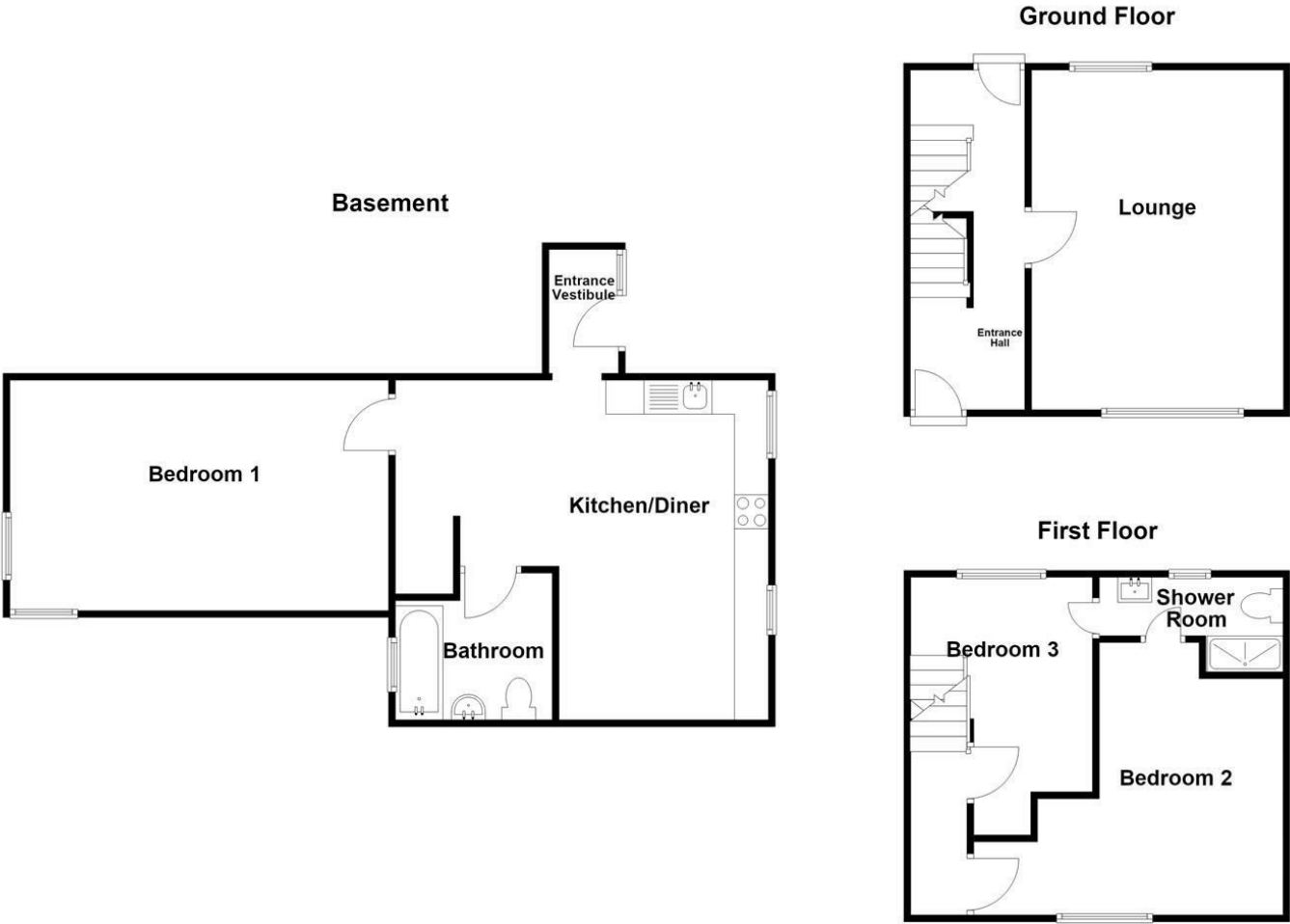
£1,100 Per Month

- CONVENIENTLY PLACED FOR LOCAL AMENITIES & MOTORWAY NETWORK
- GARDENS & TWO CAR PARKING SPACES
- NEWLY RENOVATED
- ACCOMMODATION OVER THREE FLOORS
- BASEMENT KITCHEN AND BEDROOM ONE
- GROUND FLOOR LOUNGE
- TWO BEDROOMS TO FIRST FLOOR AND BATHROOM

bramleys

Bramleys welcome for rent this newly renovated 3 bedroom property situated over 3 floors and having gardens and parking for 2 vehicles. The property has central heating and uPVC double glazing with an accommodation layout comprising: entrance hall, lounge, lower ground floor dining kitchen, bedroom and bathroom and 2 first floor bedrooms with a Jack and Jill bathroom. The property is ideally placed for Mirfield town centre and all the amenities there including shops, cafes, the public transport network and train station with links to major towns and cities including London. The motorway network is only a short distance away along with well-regarded schooling nearby. 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.



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