



**6 Town View, Lillands Lane,  
Rastrick, HD6 3BX**

**£995 PCM**

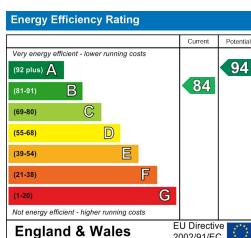
- MODERN TOWNHOUSE
- FIRST FLOOR LIVING ROOM
- TWO BATHROOMS & CLOAKS/W.C
- DRIVEWAY FOR PARKING

- DINING KITCHEN WITH INTEGRAL APPLIANCES
- THREE BEDROOMS
- GARDEN

**bramleys**

This three storey townhouse is offered to let on an unfurnished basis. Accommodation briefly comprises: entrance vestibule, dining kitchen with integral appliances including fridge freezer, dishwasher, split level cooker comprising of a built in electric oven with ceramic hob and extractor over, under stairs storage, utility room and cloaks/wc incorporating two piece white suite to include low level wc and hand wash basin. To the first floor there is the living room, one bedroom and bathroom incorporating a three piece white suite including an L shaped bath with shower over, pedestal hand wash basin and low level wc. To the second floor there are two further bedrooms and further bathroom with a three piece suite incorporating an L shaped bath with shower over, pedestal hand wash basin and low flush wc. Externally there is parking to the front with communal bin store and rear garden with patio area. Bond £1145.00. Sorry no pets at the property. Council Tax Band C. Please note that the EV charger is excluded from the tenancy.

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