



## 9 Priestley Green, Norwood Green,

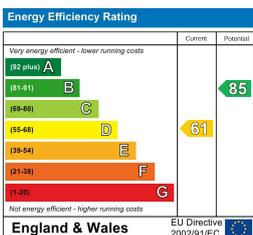
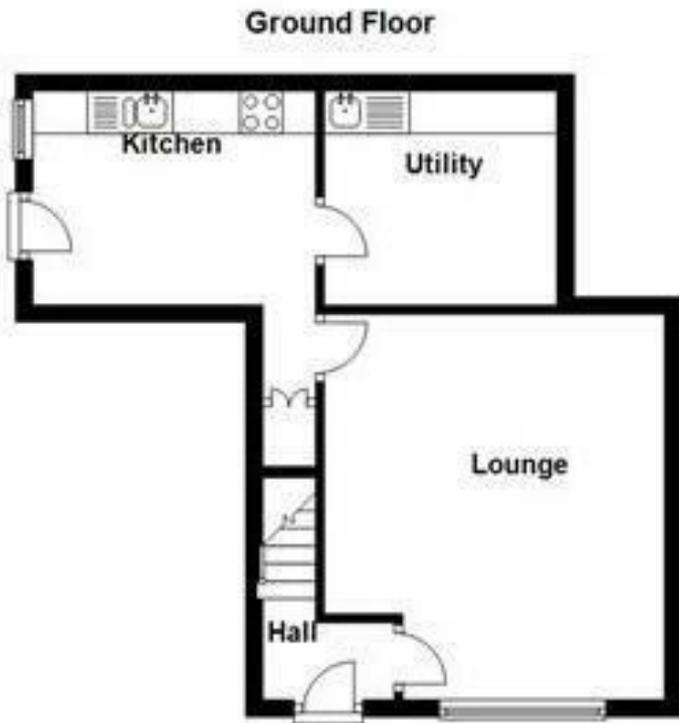
£975 PCM

- DESIRABLE LOCATION
- KITCHEN WITH OVEN, HOB & EXTRACTOR & UTILITY ROOM
- BATHROOM
- LOUNGE
- TWO BEDROOMS
- GARDEN AREA AND OFF ROAD PARKING

**bramleys**

Situated within one of Calderdales most desirable locations and enjoying beautiful views over open fields is this "chocolate box" grade II listed mid terraced cottage property. Displaying a huge amount of character with such features as beamed ceilings, stone sills and arched mullioned windows the property has undergone an extensive programme of high quality sympathetic refurbishment to now provide a combination of comfortable and stylish modern living whilst maintaining that period feel. Accommodation comprises ground floor entrance hall, lounge, kitchen and utility room. To the first floor there are two bedrooms and bathroom. Externally there is a garden area and off road parking. Bond £1125.00

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**

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