



**The Vicarage Brier Hey Lane,
Mytholmroyd, HX7 5PJ**

£1,000 Per Calendar Month

- POPULAR RESIDENTIAL AREA
- GROUND FLOOR WC
- LOUNGE & DINING ROOM
- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE

- CONVENIENTLY SITUATED FOR LOCAL SCHOOLING
- RECEPTION ROOM/STUDY
- KITCHEN & UTILITY
- BATHROOM
- GARDEN AREAS TO FOUR SIDES

bramleys

*****MAXIMUM TWELVE MONTH LEASE*****

Being offered to let with immediate occupation is this 4 bedroom detached property which is offered to let on a 12 month tenancy. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, ground floor WC, reception room/study, inner hallway, lounge, dining room, kitchen, utility room, integral garage, first floor spacious landing, 4 good sized bedrooms, WC and bathroom. Externally, the property has off road parking leading to an attached garage and garden areas to all sides comprising of lawns and shrubbed borders. Located in the ever popular residential area of Mytholmroyd and is conveniently situated for local schooling and amenities close by. Bond £1150.00

*****SORRY NO PETS*****



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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