



2 Nest Lane,
Hebden Bridge, HX7 5AZ

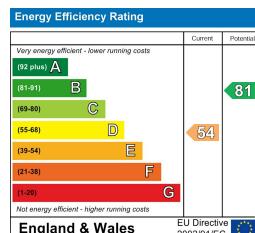
£850

- SOUGHT AFTER AREA
- LOUNGE
- DINING AREA
- TWO BEDROOMS
- GARDEN

- CHARACTER COTTAGE
- KITCHEN
- STUDY/OFFICE
- SHOWER ROOM
- PARKING SPACE

bramleys

MINIMUM 12 MONTHS LEASE. Boasting a wealth of character is this good sized 2 bedrooomed cottage property. The property has double glazing and a gas fired central heating system and has spacious accommodation which comprises in brief:- dining area, kitchen, lounge, study/office area with storage room off, first floor landing, 2 bedrooms and shower room. Externally, the property has an enclosed level garden which comprises of a paved seating area and shrub section beyond. There is parking space beyond the garden gate providing off road parking for one vehicle. The property is located in the much sought after location of Mytholmroyd where there are an array of amenities. Offered to let with immediate occupation and an internal inspection is highly recommended to appreciate the accommodation on offer. BOND £1145.00. Council tax band D. SORRY NO PETS.



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