



12 St Giles Road,  
Lightcliffe, HX3 8BG

£700 Per Calendar Month

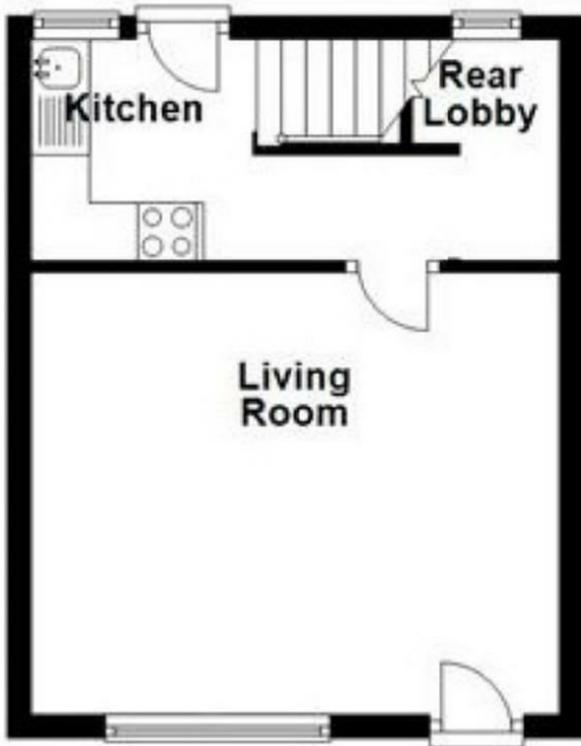
- CONVENIENTLY LOCATED FOR LOCAL AMENITIES
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM
- LOUNGE
- TWO BEDROOMS
- GRAVEL YARD TO REAR

**bramleys**

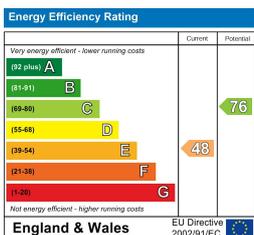
Situated in this backwater position yet having local amenities available within Hipperholme village is this two bedroomed mid terraced property which would be ideal for the professional couple or young family. Having central heating and double glazed with accommodation briefly comprising lounge, kitchen with appliances including electric hob, electric oven, extractor. To the first floor are two good size bedrooms and a good sized house bathroom comprising of a three-piece suite in white. There is also a useful attic area accessed via a pull down ladder. Outside there is a gravel yard to the rear. The property is offered to let on an unfurnished basis and is available for immediate occupation. Bond £805.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

**Ground Floor**



**First Floor**



**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**