



22 Oakwood Gardens,  
Illingworth, HX2 8HB

- LOUNGE
- THREE DOUBLE BEDROOMS, MASTER WITH FITTED WARDROBES & EN SUITE
- DRIVEWAY TO FRONT AND GARDEN TO REAR

**£825 Per Calendar Month**

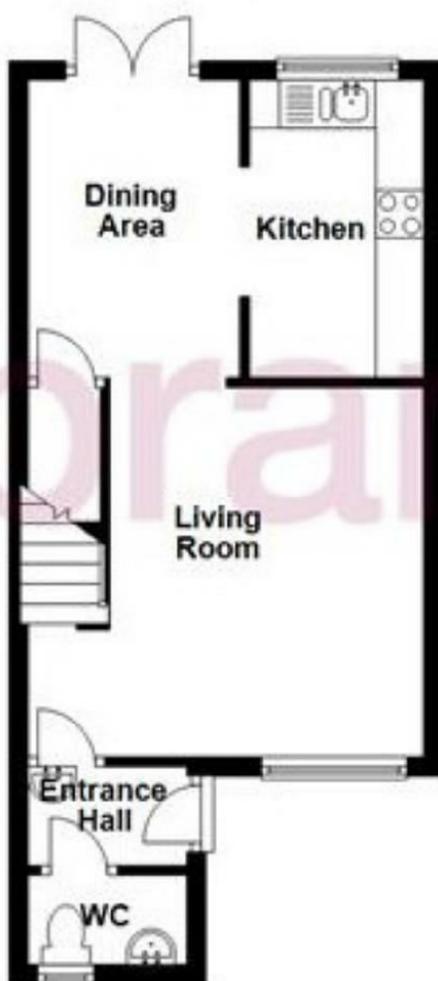
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM

**bramleys**

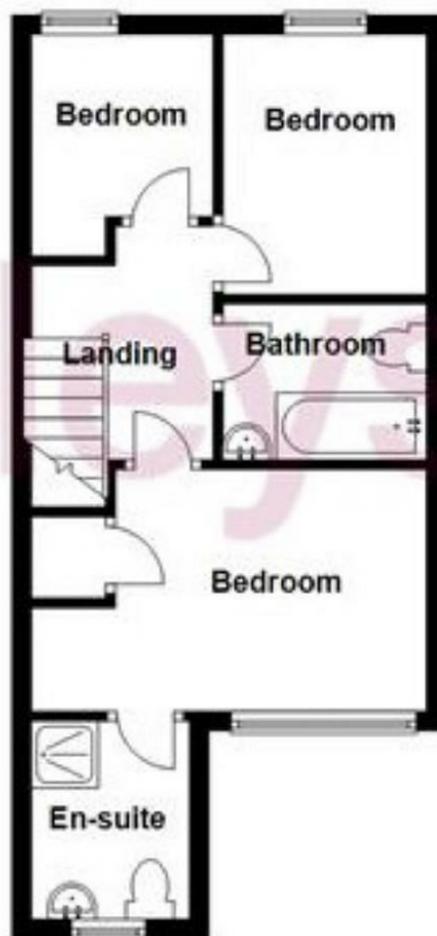
This modern mid town house property offers well presented 3 bedoomed accommodation briefly comprising of cloaks/wc, lounge with modern fireplace, open staircase, archway leading to dining area, modern fitted kitchen with oven, hob and extractor and French doors leading to rear garden. To the first floor are three bedrooms, master with built in wardrobes and en-suite shower room, main house bathroom with 3 piece suite. Having central heating, double glazing and intruder alarm system. Externally there is a driveway to the front and an enclosed garden to the rear. Bond: £950.00

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

### Ground Floor



### First Floor



**Brayleys**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	74	88
(69-80) C		
(55-68) D		
(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

Brayleys, 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