





The New Rectory Church Lane, Kirkheaton,

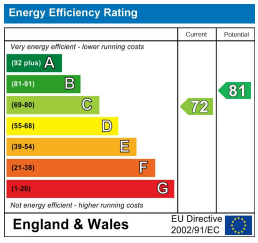
£1,850 PCM

- POPULAR VILLAGE LOCATION
- DRIVEWAY LEADING TO INTEGRAL GARAGE
- STUDY/RECEPTION
- SECOND RECEPTION/BEDROOM
- FOUR BEDROOMS & BATHROOM
- RENT INCLUDES GARDENING CONTRACT
- 4/5 BEDROOM DETACHED HOUSE
- LOUNGE
- BREAKFAST KITCHEN & UTILITY

bramleys

Situated in the popular village of Kirkheaton this 4/5 bedroomed detached house is offered to let on an unfurnished basis. Accommodation briefly comprising as follows: lounge, study, second reception/bedroom, breakfast kitchen, utility room and shower room. To the first floor there are four bedrooms and family bathroom. Externally there are gardens to all four sides and driveway leading to an integral garage. The monthly rent includes a gardening contract & broadband. Bond £2130.00

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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS