

HUNTERS[®]

HERE TO GET *you* THERE



Old Souls Mill

Wood Street, Crossflatts, BD16 2AN

£750 Per Calendar Month



****DEPOSIT ALTERNATIVE AVAILABLE**** A spacious duplex apartment situated next to the Leeds/ Liverpool canal in Crossflatts. The property briefly comprises; entrance hall, cloakroom, open plan living area with Juliet balcony, modern kitchen with integral appliances, master bedroom, en-suite shower room, second bedroom and bathroom with three piece bathroom suite in white. The property benefits from an under croft parking space and intercom entry. EPC Rating C.



Entrance Hall 8'5" x 12'5" (2.577 x 3.793)

With cream carpet, white painted walls, under stairs cupboard, heater, smoke alarm and four spotlights.

Cloakroom 3'10" x 4'4" (1.17 x 1.309)

With black tile effect vinyl flooring, white painted walls, white tiled walls, two piece bathroom suite, extractor fan and light point.

Living area 14'8" x 16'3" (4.482 x 4.965)

With cream carpet, white painted walls, heater, Juliet balcony, smoke alarm and light point.

Kitchen 7'10" x 9'7" (2.389 x 2.913)

With black tile effect vinyl flooring, white painted walls, cream kitchen units, black marble effect worktops, stainless steel sink with mixer tap, oven, ceramic hob, extractor hood, fridge/freezer, dishwasher, washer/dryer, extractor fan, six spotlights and two under unit spotlights.

Master Bedroom 8'8" x 14'2" (2.652 x 4.33)

With cream carpet, white painted walls, heater and light point.

En-Suite 4'5" x 7'1" (1.346 x 2.169)

With black marble effect vinyl flooring, white tiled walls, white painted walls, two piece bathroom suite, shower cubicle with mixer shower, chrome heated towel ladder, chrome shave point, extractor fan and two spotlights.

Bedroom 7'8" x 13'0" (2.327 x 3.963)

With cream carpet, white painted walls, heater and light point.

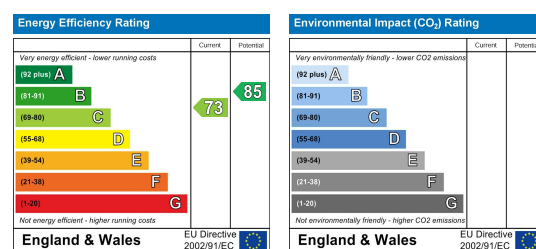
Bathroom 5'8" x 6'2" (1.728 x 1.887)

With black tile effect vinyl flooring, white tiled walls, white painted walls, three piece bathroom suite in white with mixer shower attachment over bath, chrome heated towel ladder, chrome shave point, extractor fan and four spotlights.

Area Map



Energy Efficiency Graph



Tv connection Virgin Media only.

*T&Cs can be found at Hunters.com

**A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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