



15 New North Road, Heckmondwike, WF16 9DJ

£895 Per Calendar Month

- UNDERGONE A PROGRAMME OF REDECORATION & UPGRADING
- NEW DECORATION & NEW FLOOR COVERINGS
- KITCHEN
- BATHROOM
- HANDILY PLACED FOR HECKMONDWIKE TOWN CENTRE & M62 MOTORWAY NETWORK

- NEW CENTRAL HEATING & UPVC DOUBLE GLAZING
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- GARDEN AREAS TO FRONT & REAR

bramleys

***** MINIMUM SIX MONTH LEASE *****

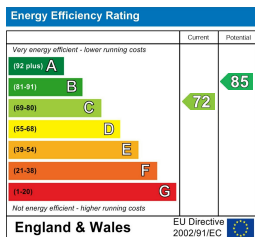
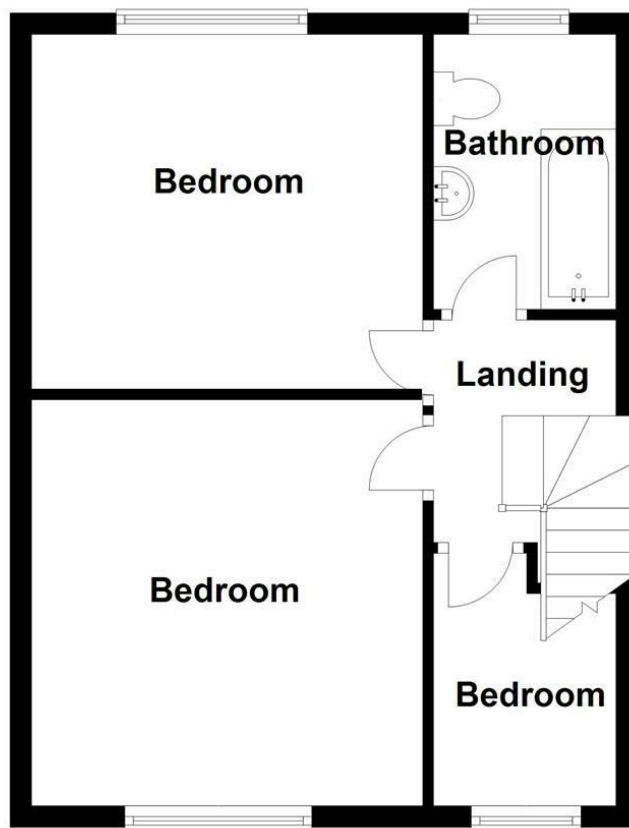
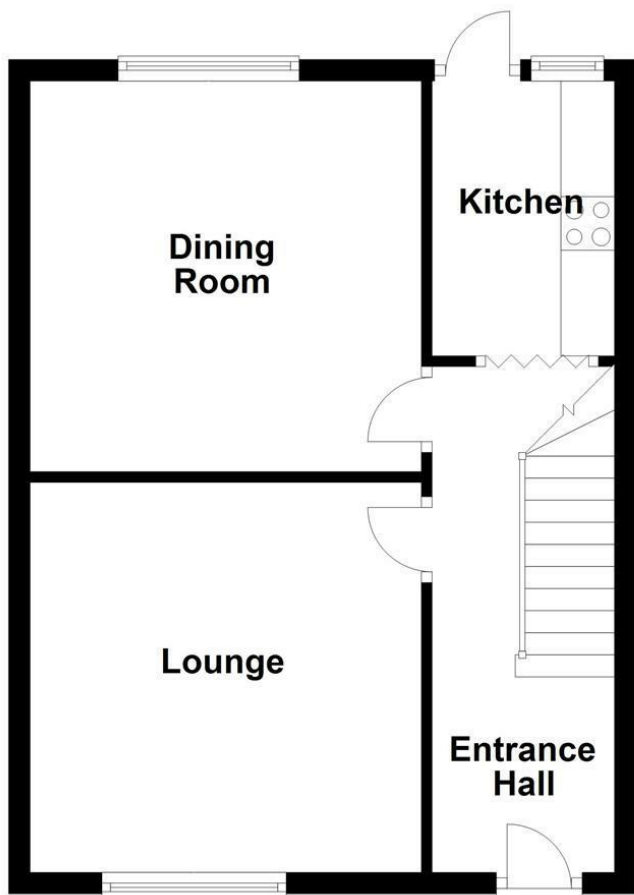
Having recently undergone a full programme of modernisation and upgrading is this brick built 3 bedroom mid terrace property. To include new central heating system, new floor coverings and uPVC double glazing and redecoration throughout. The property comprises an entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms and a bathroom. Externally, there are garden areas to both the front and rear. Please note parking is on street. Being handily placed on the outskirts of Heckmondwike with good access to the M62 motorway network making commuting possible. Being offered to let on an unfurnished basis with immediate occupation. Bond £1030.00. Council Tax Band B.

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

***** SORRY NO STUDENTS, SMOKERS OR PETS *****

First Floor

Ground 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