



Fixby Croft Cottage Grimescar Road,

- FAR REACHING VIEWS
- LOUNGE
- TWO BEDROOMS

£900 Per Calendar Month

- OFF ROAD PARKING
- KITCHEN & UTILITY ROOM
- BATHROOM

bramleys

***** MINIMUM SIX MONTHS LEASE *****

This stunning two bedroom cottage enjoys extensive far-reaching views from its elevated position, being situated within half an acre of garden space and woodland. A garden serviced is included within the rent. The property offers spacious accommodation being ideal for the professional couple or single person and briefly comprises:- kitchen, utility area, lounge, first floor landing, two bedrooms and a bathroom. Externally there is off-road parking to the front for numerous cars. The property is conveniently located for access to the M62 and is approximately 3 miles from Huddersfield and Brighouse town centre. Bond £1035.00 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.

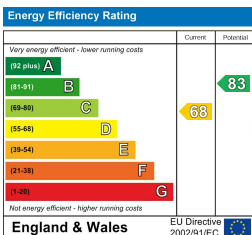
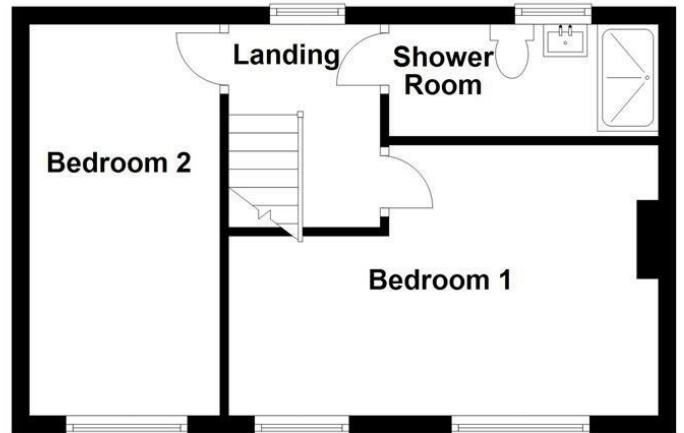
***** EXTERNAL GROUNDS ARE NOT SUITABLE FOR CHILDREN *****

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

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

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