

**142 Kitson Hill Road,
Mirfield, WF14 9BY**

£750 Per Calendar Month

- AVAILABLE FOR THOSE AGED 55 YEARS OF AGE OR OVER
- LOUNGE BEING OPEN PLAN TO FITTED KITCHEN
- BATHROOM
- COMMUNAL GARDENS

- PEACEFUL SEMI RURAL SETTING & HANDILY LOCATED FOR MIRFIELD
- DOUBLE BEDROOM
- PRIVATE PARKING

bramleys

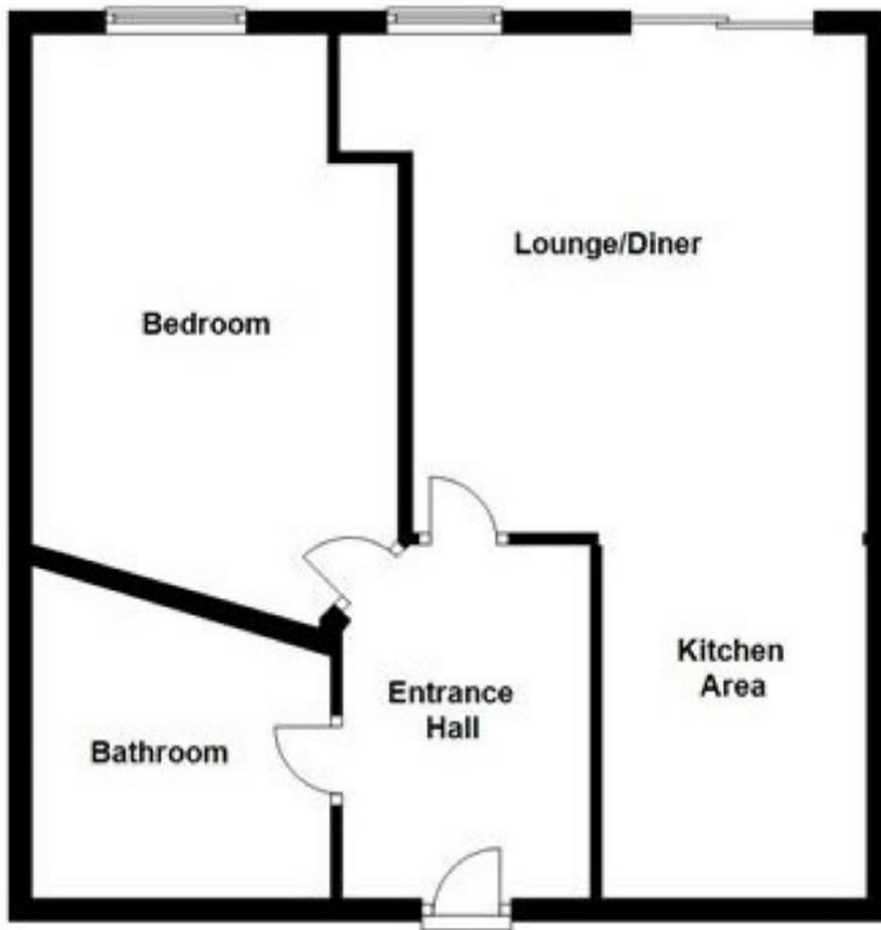
***** MINIMUM SIX MONTHS LEASE *****

BILLS INCLUDED - Gas, Electric, Water and Window Cleaning (EXCLUDING COUNCIL TAX) This well presented 1 bedroomed first floor retirement apartment situated in the grounds of Field Head Nursing Home and is available to those 55 years of age or over. Enjoying a peaceful rural setting and being handily located for Mirfield Town Centre. Accommodation briefly comprises: entrance hall, lounge being open plan to a modern fitted kitchen, double bedroom and a four piece bathroom to include separate shower and bath. The property has uPVC double glazing, central heating, telephone entry system, secure off road parking/visitor parking and additional facilities to include communal lounge area, in-house laundry and a further bedroom for visitors together with lift servicing all floors. £100 per month is included in the rental figure to include: water rates, electricity, gas, hire of the laundry room, gardening and window cleaning. Bond £865.00. Council Tax Band: A

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 PETS OR SMOKERS *****

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A	80	82
(171-191)	B		
(150-170)	C		
(130-149)	D		
(110-129)	E		
(90-109)	F		
(70-89)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 in situ 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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

