



**7 Fern Valley Chase,
Todmorden, OL14 7HB**

£1,600

- POPULAR LOCATION
- STUDY, LOUNGE & DINING ROOM
- FIVE BEDROOMS, MASTER WITH EN SUITE
- FAMILY BATHROOM
- TIERED GARDEN TO REAR
- SUBSTANTIAL DETACHED HOUSE
- KITCHEN & UTILITY
- JACK & JILL BATHROOM
- DOUBLE GARAGE & DRIVEWAY

bramleys

MAXIMUM 12 MONTH LEASE

Located in Todmorden is substantial 5 bedroom detached unfurnished family home. Being well presented and having accommodation which comprises in brief:- entrance hall, lounge, dining room, study, utility, first floor landing, 5 bedrooms and 3 bathrooms. Externally the property has a driveway providing off road parking, a double garage and garden areas to the front and rear. Being conveniently located for local schooling, supermarkets and other local amenities and railway links. Council Tax band G. Bond £1845.00

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

SORRY NO PETS*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	79
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 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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