



## 17 Victoria Springs, Holmfirth, HD9 2NB

£1,995 Per Calendar Month

- IMMACULATELY PRESENTED
- LOUNGE
- KITCHEN & UTILITY
- FOUR FIRST FLOOR BEDROOMS WITH EN SUITE TO MASTER
- DRIVEWAY & DETACHED GARAGE
- RECENTLY REFURBISHED
- DINING ROOM
- GROUND FLOOR BEDROOM FIVE
- FAMILY BATHROOM
- ROCKERY GARDEN TO REAR

**bramleys**

\*\*\*\*MINIMUM TWELVE MONTH TENANCY\*\*\*\*

Being immaculately presented throughout is this 4/5 bed roomed detached family home having been recently been refurbished to a high standard to include new fixtures and fittings throughout. Having accommodation which comprises in brief:- entrance hallway, lounge, dining room, utility room, ground floor WC, kitchen with integrated appliances, ground floor bedroom 5/family room, first floor landing, 4 bedrooms with en suite to master and family bathroom with 5 piece suite. Externally, the property has a driveway providing off road parking, detached garage and a rockery garden to the rear with a decked seating area. The property is located in the highly desirable area of Holmfirth which offers an array of amenities in the village, well renowned local schooling and has good access to Sheffield, Manchester and Huddersfield. Being offered to let on an unfurnished basis with immediate occupation. Bond £2300.00

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



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		70	80
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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

