



14 The Mill Apartments 46, Sharp Lane, Almondbury,

£850

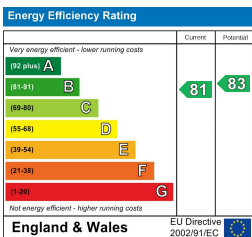
- NESTLED ON THE OUTSKIRTS OF ALMONDBURY VILLAGE, WOODSOME VALLEY & FARNLEY TYAS
- POPULAR CONVERTED MILL COMPLEX
- SECOND FLOOR FLAT
- LOUNGE WITH BALCONY
- KITCHEN
- TWO BEDROOMS, MASTER WITH EN SUITE
- BATHROOM
- ALLOCATED PARKING AREA AND VISITOR PARKING
- GOOD SIZED PATIO SEATING AREA ACCESSED OF MASTER BEDROOM

bramleys

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

Situated in this popular converted mill development is this 2 bedroomed second floor flat. The property has gas fired central heating and double glazing and has accommodation which comprises in brief:- entrance hall, good sized lounge which is open to the kitchen area, 2 bedrooms with en suite to the master suite and a bathroom with 3 piece suite. Externally, the apartment benefits from an allocated parking space, there are further spaces available for visitors, there is a balcony accessed off the lounge and a patio seating area which is accessed from the main bedroom. The development is gated allowing extra security. The property is nestled on the outskirts of Almondbury village, Woodsome Valley and Farnley Tyas and enjoys pleasant countryside surroundings. Bond £980.00

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



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