



**41 Smithies Moor Lane, Birstall,
Batley, WF17 9AW**

£795 PCM

- ACCOMMODATION ARRANGED OVER THREE FLOOR LEVELS
- DINING KITCHEN
- BATHROOM WITH 3 PIECE SUITE
- GOOD SIZED LOUNGE
- TWO BEDROOMS
- OFF STREET PARKING TO FRONT

bramleys

MINIMUM SIX MONTH LEASE

This stone built two bedroomed terrace property has deceptively spacious accommodation arranged over three floor levels. The property has accommodation which briefly comprises:- entrance hallway, lounge, dining kitchen, two bedrooms and bathroom with 3 piece suite. Externally there is off-street parking to the front. The property benefits from uPVC double glazed windows and a gas fired central heating system. Being situated in Birstall, being within walking distance to the town centre and is convenient for commuting to Leeds, Huddersfield and Halifax and the M62 motorway network. The property is available for immediate occupation. Bond £915.00 Council Tax Band D.

*****SORRY NO PETS, NO SMOKERS*****

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(92 plus) A			
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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 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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