



26 Burnleys Mill Road,
Gomersal, BD19 4PQ

£1,400 Per Calendar Month

- GAS FIRED CENTRAL HEATING
- SIX BEDROOMS
- DOUBLE GARAGE

- DOUBLE GLAZING
- TWO BATHROOMS
- GARDENS TO FRONT, SIDE & REAR

bramleys

***** MAXIMUM 12 MONTH LEASE *****

This deceptively spacious detached property has accommodation arranged over three floor levels and is situated on the outskirts of the much sought after location of Gomersal. Being within close proximity of local schools, within walking distance of local amenities and good access to the M62 motorway network. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hallway, ground floor WC, lounge, dining area, kitchen, breakfast room, utility area with access to the double integral garage, four first floor bedrooms, family bathroom and en suite to master bedroom. There are two further bedrooms and shower room to the second floor, this could also be utilised as a master suite with bedroom, dressing room and en suite shower room. Externally, the property has a driveway providing off road parking, there are garden areas to the front and rear. Bond £1615.00

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
(81-91) B			
(69-80) C		72	
(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 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