

## 29 Woodsome Avenue, Mirfield, WF14 9QX

- POPULAR RESIDENTIAL AREA
- GROUND FLOOR RECEPTION/BEDROOM, SHOWER ROOM, UTILITY & GARAGE
- THREE SECOND FLOOR BEDROOMS, MASTER WITH EN SUITE
- DRIVEWAY LEADING TO INTERNAL GARAGE

£1,600 Per Calendar Month

- CLOSE TO AMENITIES IN MIRFIELD TOWN CENTRE & M62 MOTORWAY NETWORK
- FIRST FLOOR LOUNGE, KITCHEN DINER & STUDY
- BATHROOM
- GARDEN TO THE REAR

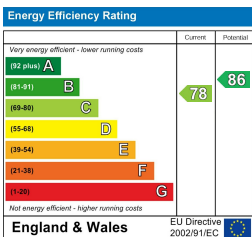
**bramleys**

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

This substantial 4 bedroomed detached property is offered to let on a part furnished basis. Providing well presented and well maintained flexible accommodation comprising in brief:- entrance hall, utility, ground floor bedroom/reception room, ground floor shower room, integral garage, first floor landing, lounge, dining kitchen, study, second floor landing, master bedroom with en suite shower room, 2 further bedrooms and house bathroom with 4 piece white suite. Externally, the property has a driveway providing off road parking and leads to the integral garage and to the rear is a decked area with steps that lead to a section of garden laid with artificial lawn. Being located in the popular residential area of Mirfield which is handily positioned for amenities in Mirfield town centre and good access to the M62 motorway networks. The property is available with immediate occupation. 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 AND NO SMOKERS\*\*\*\*



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

