



## The Vicarage, 466 Burnley Road, Warley,

£1,200 Per Calendar Month

- HANDILY PLACED FOR LOCAL AMENITIES IN SOWERBY BRIDGE, KINGS CROSS & HALIFAX TOWN CENTRE
- KITCHEN & UTILITY
- FOUR BEDROOMS
- DRIVEWAY & GARAGE
- LOUNGE, STUDY & DINING ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM

**bramleys**

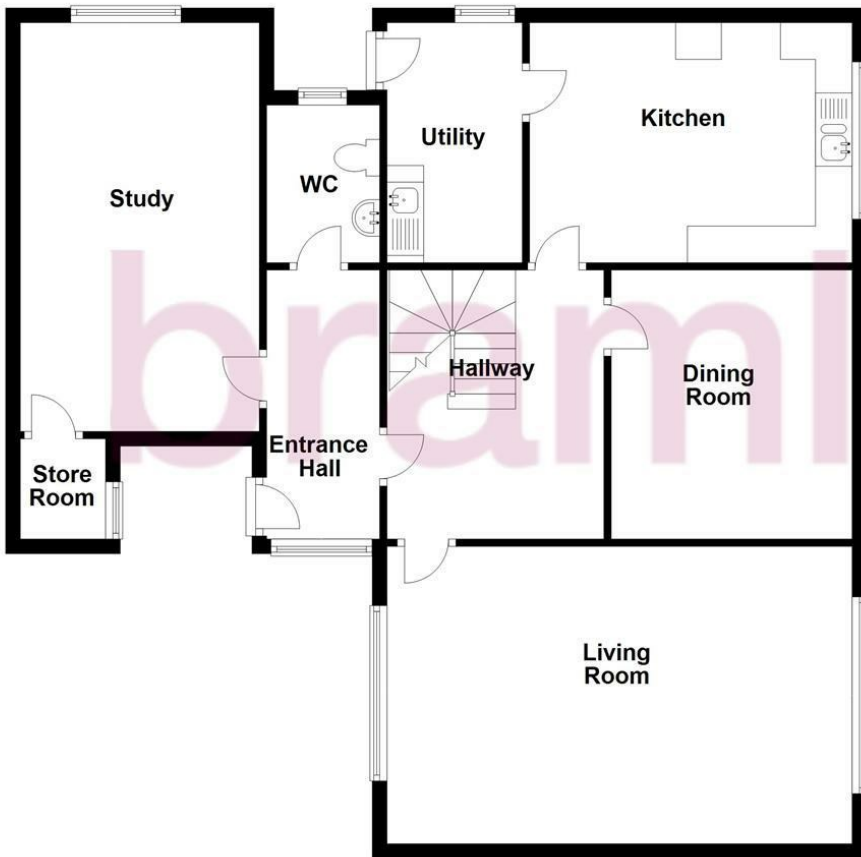
\*\*\*\*\* MAXIMUM 6 MONTH LEASE \*\*\*\*\*

This stone built detached, 4 bedroom family home is handily placed for amenities in nearby Sowerby Bridge and Kings Cross and Halifax town centre is approximately 2.5 miles away. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising:- entrance hall, ground floor WC, study, inner hallway, lounge, dining room, kitchen, utility, first floor landing, 4 bedrooms and bathroom. Externally, the property has a driveway providing off road parking and an attached garage. The property is offered to let on an unfurnished basis with immediate occupation for a maximum 6 month lease. Bond £1380.00

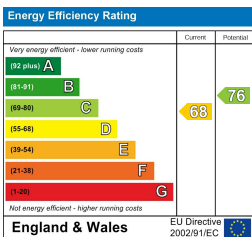
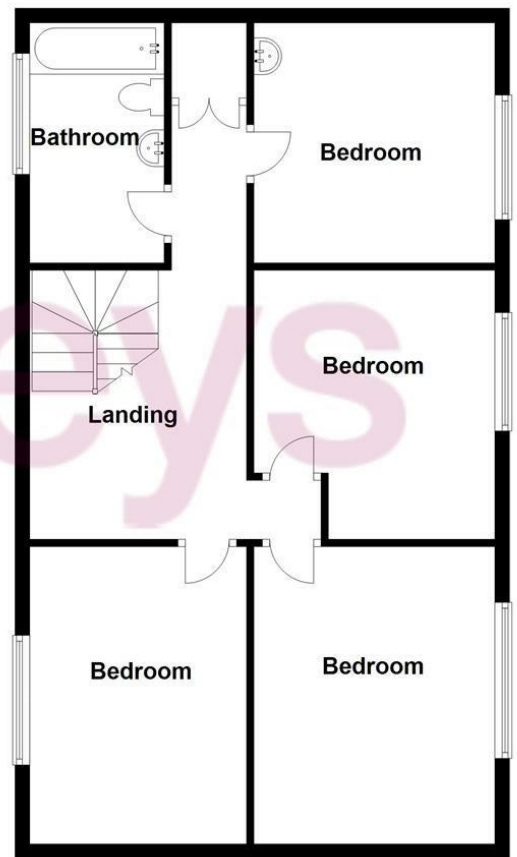
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\*SORRY NO PETS \*\*\*\*\*

Ground Floor



First Floor



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

