



The Vicarage Kirkroyds Lane, New Mill,

£1,500 Per Calendar Month

- DESIRABLE AREA
- STUDY & GROUND FLOOR WC
- KITCHEN & UTILITY
- BATHROOM & SEPARATE WC
- DRIVEWAY AND DETACHED GARAGE
- LOUNGE, SUN ROOM & DINING ROOM
- FIVE DOUBLE BEDROOMS
- GARDENS TO FRONT & REAR

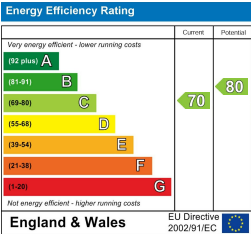
bramleys

***** MAXIMUM TWELVE MONTH LEASE *****

This substantial 5 bedroom family home is located in the desirable area of New Mill. Having uPVC double glazing and a gas fired central heating system and accommodation comprising in brief:- entrance hall, study, ground floor WC, inner hallway, lounge, sun room, dining room, kitchen, utility, first floor landing, 5 double bedrooms, bathroom and separate WC. Externally, there is a driveway providing off road parking, a detached garage and lawned garden area to the front and a further good sized lawned enclosed rear garden area. There are local amenities available in New Mill and Holmfirth town centre which is approximately 1.5 miles away. The property is located within walking distance to New Mill Road where there is a bus route providing access to Holmfirth, Denby Dale, Huddersfield and Wakefield. There is local schooling within walking distance for Infant, Junior and High School years. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1730.00

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 *****



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