



Apartment 1, 18 Parker Lane, Mirfield, WF14 9PA

£850 Per Calendar Month

- GROUND FLOOR TWO BEDROOMED APARTMENT
- TWO OFF ROAD PARKING SPACES
- LIVING KITCHEN AREA
- BATHROOM

- CONVENIENTLY PLACED ON THE OUTSKIRTS OF MIRFIELD TOWN CENTRE
- ENTRANCE PORTH & ENTRANCE HALLWAY
- TWO BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM

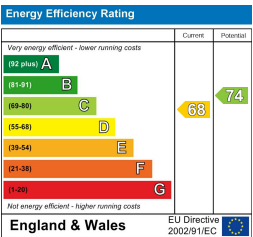
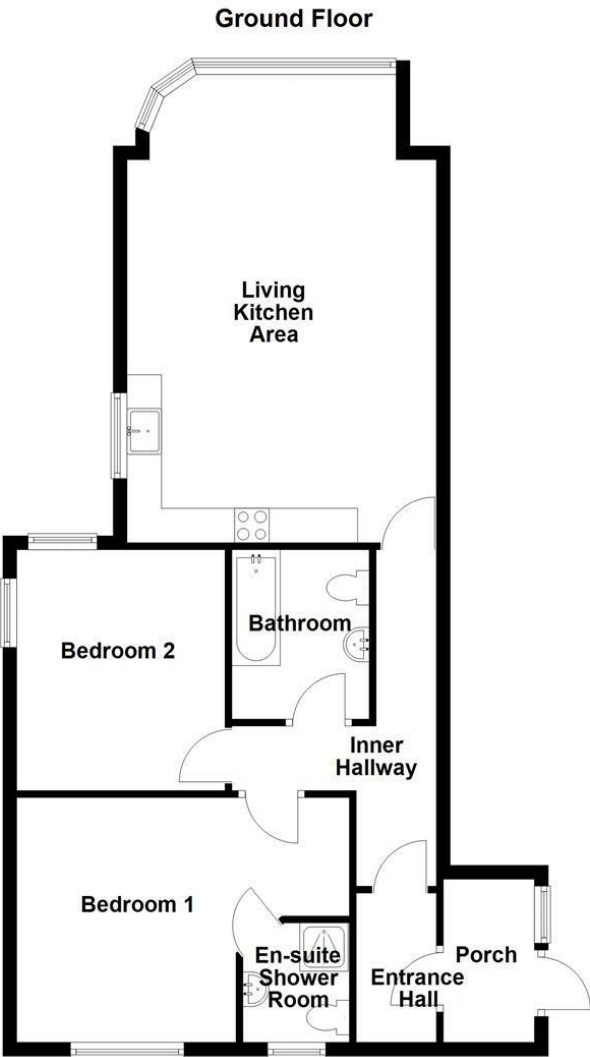
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***** MINIMUM SIX MONTHS *****

Pleasantly positioned set back from the road on Parker Lane is this ground floor 2 bedroomed apartment. Having the benefit of uPVC double glazing and a gas fired central heating system and has well presented accommodation comprising in brief:- entrance porch, entrance hall, inner hallway, living kitchen area, 2 bedrooms, en suite to master and bathroom. Externally, there are two parking spaces allocated to the rear of the property. The property is conveniently placed on the outskirts of Mirfield town centre where there are an array of shops and amenities. The town centre can be accessed on foot being less than half a mile away and there is a bus route accessed on the main Huddersfield Road for access to Dewsbury, Leeds and Huddersfield. There is access to the M62 motorway network via junction 25 and the M1 motorway via junction 40. The property would be ideal for the professional couple or retired couple alike and is offered to let on an unfurnished basis with immediate occupation. Bond £980.00

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 OR 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

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