



3 Belgrave Court, Rastrick,
Brighouse, HD6 3ND

£950

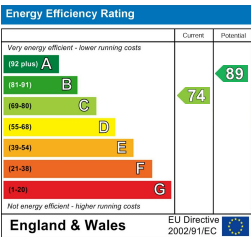
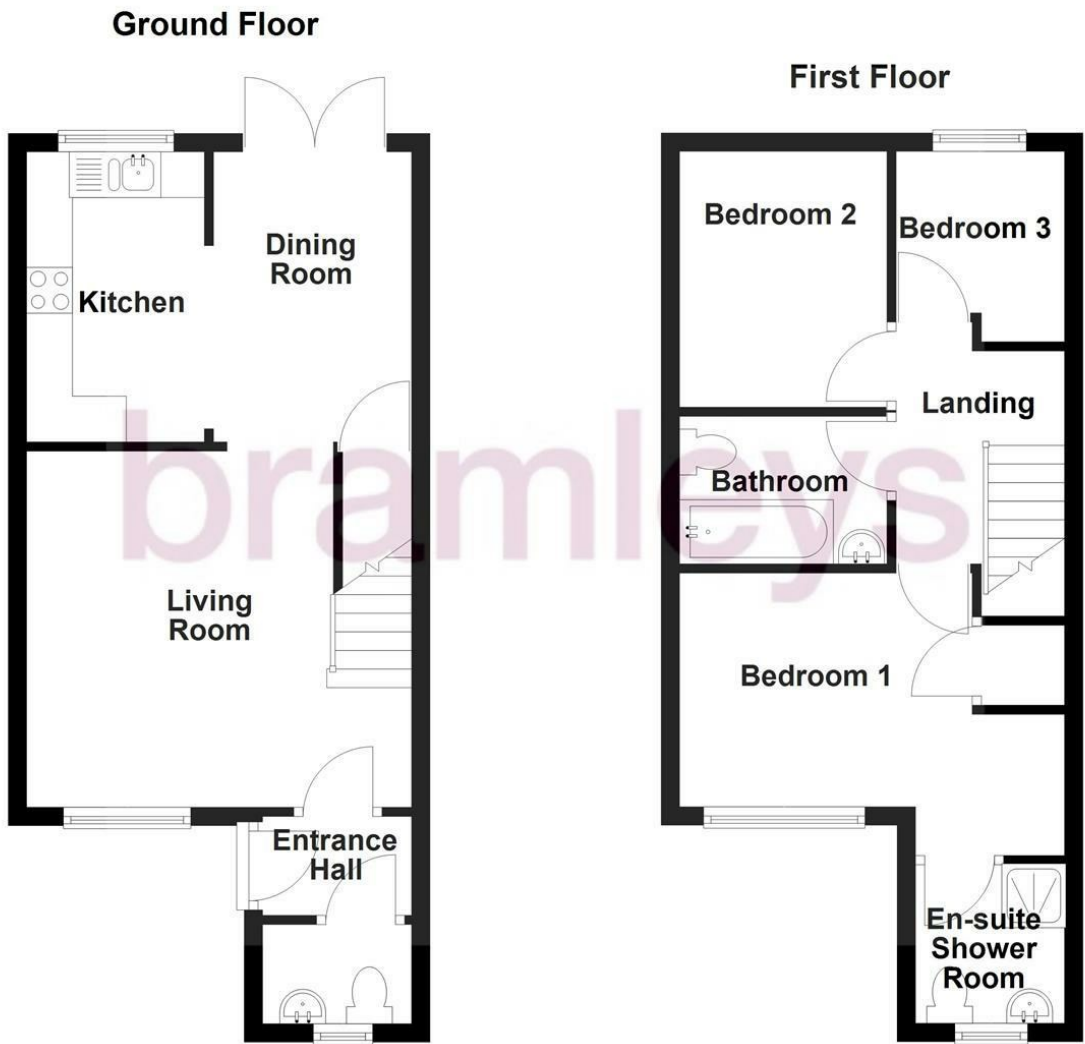
bramleys

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

Having recently undergone some cosmetic improvement to include new floor coverings to the bedrooms, redecoration throughout and a newly fitted kitchen is this 3 bedroomed semi-detached property. Having the benefit of uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, ground floor WC, lounge, dining area, kitchen, first floor landing, 3 bedrooms, en suite shower room to master and house bathroom with 3 piece suite. Externally, the property has off road parking to the front and an enclosed rear garden. Being conveniently placed for access to the M62 motorway network and there are amenities available in Brighouse and nearby Elland. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1096.00

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