



## 85 Spring Place Court, Mirfield, WF14 0QZ

- FOUR BEDROOM TOWN HOUSE
- KITCHEN/DINER AND BREAKFAST ROOM
- SUPERBLY PRESENTED
- DETACHED GARAGE

£1,350 Per Calendar Month

- POPULAR LOCATION
- MASTER BEDROOM AND BEDROOM TWO BOTH WITH EN SUITES AND FAMILY BATHROOM
- GARDEN TO REAR AND ALLOCATED PARKING SPACE

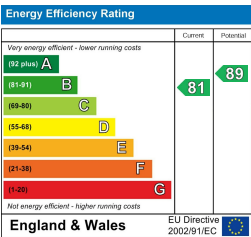
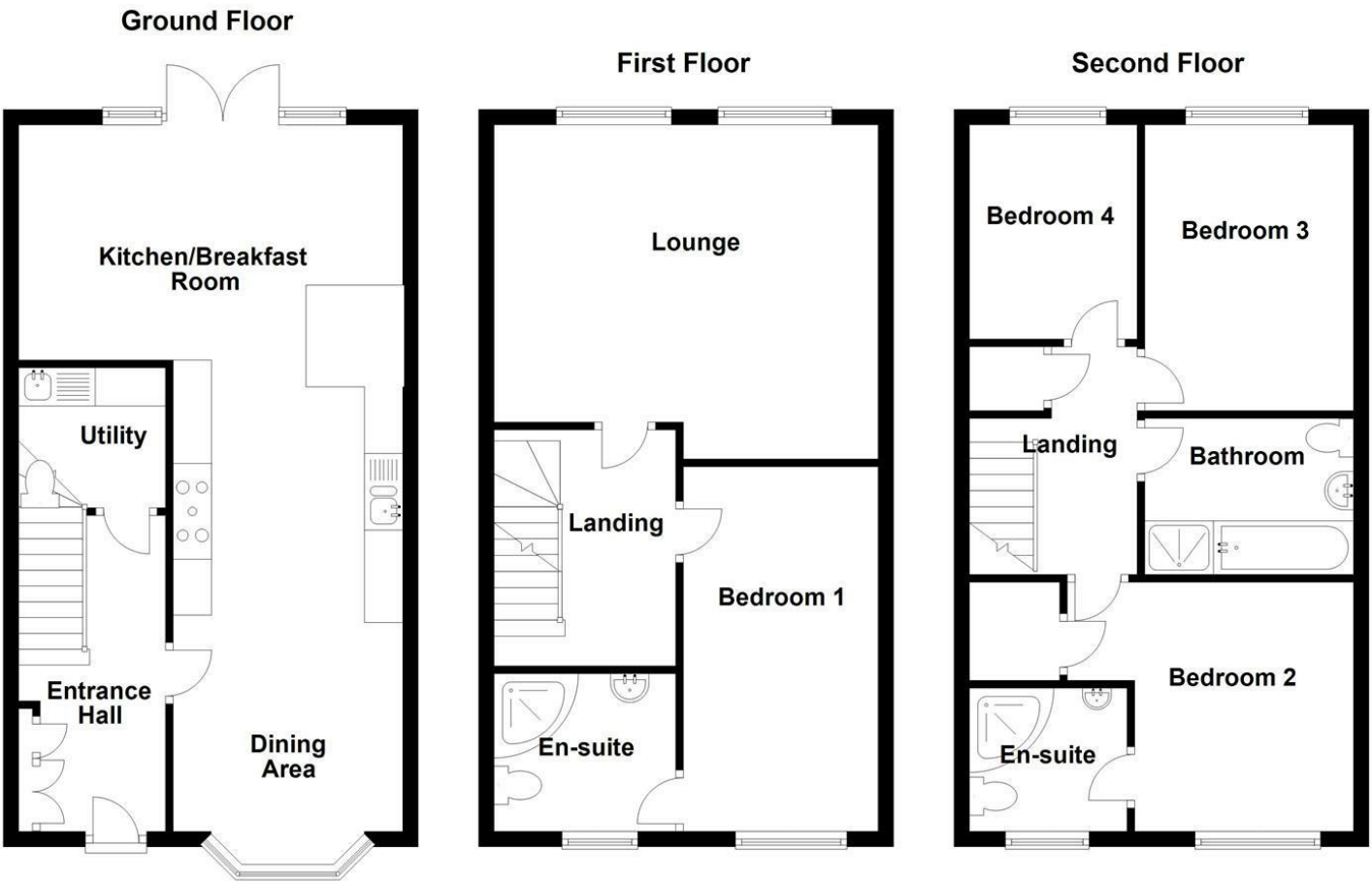
**bramleys**

\*\*\*\*\* MINIMUM SIX MONTHS LEASE \*\*\*\*\*

Bramleys are delighted to welcome to the rental market this superbly presented 4 bedroom town house. Features include gas fired central heating, uPVC double glazing and integral appliances such as microwave, dishwasher, double oven and hob. Offering good sized accommodation over 3 floor which comprises, entrance hall, utility, kitchen/dining/breakfast room, lounge, 4 bedrooms, 2 with ensuite and house bathroom. Gardens to front and rear and allocated parking space and detached garage. Ideally placed for local amenities including the public transport network, schooling and shops. Bond £1555.00

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