



59-61 Arkenley Lane, Fenay Bridge,

£1,650

- GOOD SIZED 3 DOUBLE BEDROOMED DETACHED PROPERTY
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LAWNED AND PAVED GARDEN AREAS

- MODERN KITCHEN AND BATHROOM FITTINGS
- OFF ROAD PARKING AND DETACHED GARAGE
- OPEN ASPECT TO FRONT AND REAR

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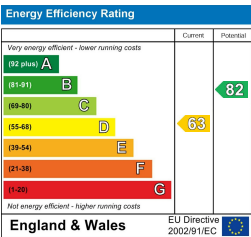
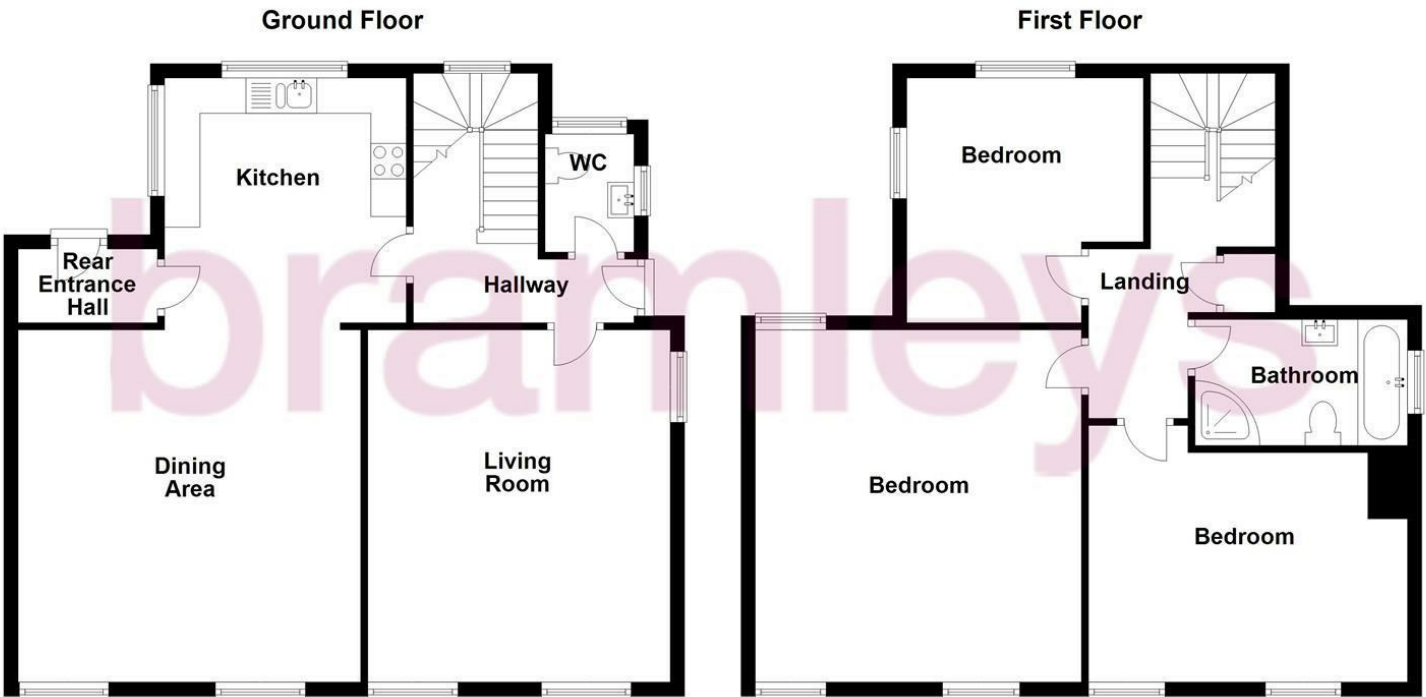
***** MINIMUM SIX MONTH LEASE *****

Located in a semi rural position is this spacious 3 bedroom detached property which was refurbished in recent years by the landlord to a high standard. Enjoying an open aspect to both the front and rear, this immaculately presented accommodation comprises in brief:- entrance hall, ground floor WC, living room, kitchen being open to the dining area, rear entrance porch, first floor landing, 3 double bedrooms and a family bathroom with a modern 4 piece suite. Externally, there are low maintenance lawned and paved garden areas to the front and rear, there is a driveway providing off road parking and a detached garage. The property benefits from modern kitchen and bathroom fittings and having a feature of a wood burning stove in the dining area. Located in Fenay Bridge, on the outskirts of Almondbury village where there are an array of amenities and being convenient for well renowned local schooling. Located in such a position to enjoy the surrounding countryside. The property is offered to let on an unfurnished basis. Bond £1900.00

PLEASE NOTE PHOTOGRAPHS ARE FROM 2023

*****SORRY NO PETS OR SMOKERS AT THE PROPERTY*****

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



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