



**14 Thomas Street,  
Heckmondwike, WF16 0NW**

**£580**

- RECENTLY UNDERGONE RE-DECORATION WORK AND NEW FLOOR COVERINGS
- UPVE DOUBLE GLAXING & CENTRAL HEATING
- BEDROOM
- LOCATED ON THE OUTSKIRTS OF HECKMONDWIKE
- LIVING KITCHEN
- SHOWER ROOM

**bramleys**

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

Offering well presented one bed roomed accommodation is this front facing terrace property. Benefiting from uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- living kitchen, first floor landing, bedroom and a shower room. Please note, there is no outside space with this property and on street parking is available. The property is located on the outskirts of Heckmondwike town centre and is offered to let on an unfurnished basis with immediate occupation. Bond £680.00

\*\*\*\*\* SORRY NO PETS \*\*\*\*\*

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

Ground Floor



First Floor



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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 in situ 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

Huddersfield | Halifax | Elland | Mirfield

