



28 Old Station Court, Heckmondwike,

£1,000 PCM

- HANDILY PLACED ON OUTSKIRTS OF HECKMONDWIKE TOWN CENTRE
- DRIVEWAY PROVIDING OFF ROAD PARKING & GARAGE
- GROUND FLOOR WC
- THREE BEDROOMS TO SECOND FLOOR AND FAMILY BATHROOM
- CONVENIENT ACCESS TO M62 MOTORWAY NETWORK AND HECKMONDWIKE GRAMMAR SCHOOL
- GARDEN TO REAR
- FIRST FLOOR LOUNGE AND DINING KITCHEN

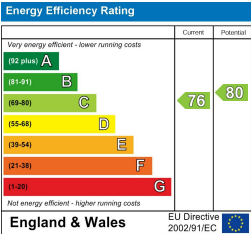
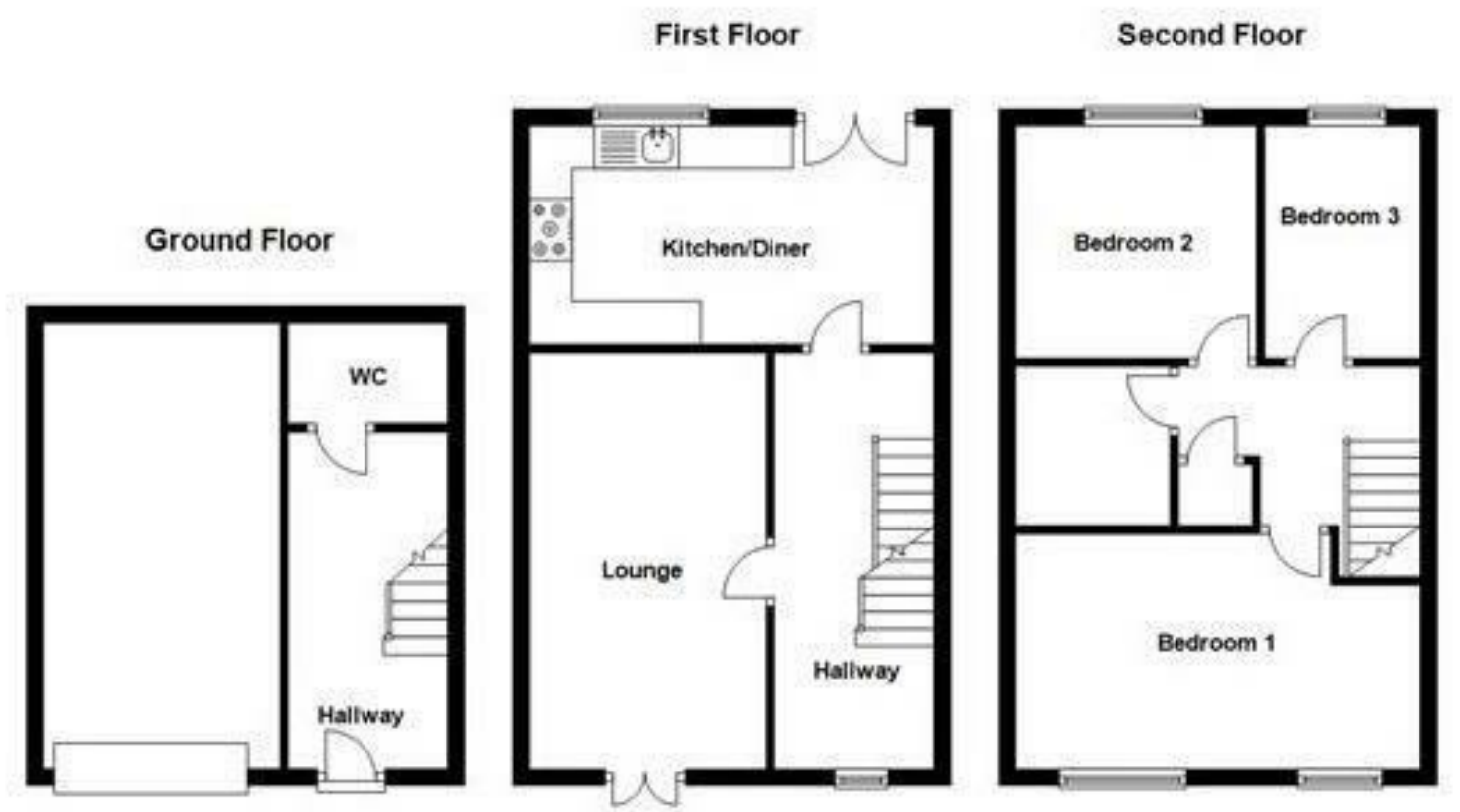
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***** MINIMUM SIX MONTH LEASE *****

Located in a cul-de-sac position is this 3 bedroomed property which has accommodation laid out over 3 floor levels and provides an ideal family home. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising:- entrance hall, ground floor WC, first floor landing, dining kitchen, lounge, second floor landing, 3 bedrooms and house bathroom. Externally, there is a driveway providing off road parking and leads to an attached garage and there is an enclosed rear garden area accessed from the dining kitchen. The property is handily placed on the outskirts of Heckmondwike town centre where there are an array of amenities, there is access to the M62 motorway network via junction 28 and Heckmondwike Grammar School is a short distance away. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1150.00.

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