



11 Track Road,
Batley, WF17 7AE

£700 Per Calendar Month

- CONVENIENTLY LOCATED
- TWO BEDROOMS
- SMALL DECKED GARDEN

- LIVING KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM
- OFF ROAD PARKING SPACE

bramleys

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

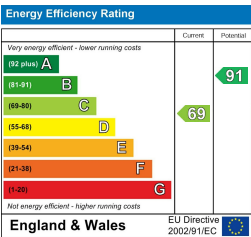
This modern cottage style terraced property which retains many original features, situated close to Dewsbury Hospital and Dewsbury College and is offered to let on an unfurnished basis. Accommodation briefly comprises of living kitchen with integrated appliances. To the first floor there are two bedrooms and bathroom. Externally there is a small decked garden and off road parking space. Local amenities are available nearby and there are good local transport and motorway links with easy access. Bond £805.00

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

*****NO PETS AND NO SMOKERS*****

Ground Floor

First Floor



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