



## Cleckheaton Road, Oakenshaw,

**£680 Per Calendar Month**

\*\*\*\*WELL PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT \*\*\*\*

Well presented two double bed roomed apartment situated in the sought after location of Oakenshaw, ideal for access to for Low Moor train station and excellent motorway links!

The accommodation benefits from gas central heating and double glazing.

Briefly comprising ; Entrance ,spacious ,open plan living with integrated washer,dish washer fridge freezer in the modern kitchen area, two double bedrooms with fitted wardrobes and house bathroom with separate walk in shower .

Council Tax Band A .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**SORRY NO PETS or SMOKERS**



## Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing .



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
1-20 <b>G</b>			1-20 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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