

Because life is

Petty<sup>TM</sup>  
Real

Nelson Road  
Briercliffe  
BB10 3QE



For Sale

£1,800 PCM

- Four bedrooms
- Two reception rooms
- Stunning views
- Lots of parking
- Downstairs WC

- Modern fitted kitchen
- Utility room
- Attic room
- Deposit £1,900
- 01282 415111



A rare opportunity has arisen to rent this beautifully presented 4 bed house. Full of character there are exposed beams throughout, giving it a lovely country feel.

Walking in through the porch at the rear of the property you enter into the spacious dining kitchen comprising built in double ovens, hob, extractor fan and matching wall and base units. From the kitchen the snug is to the left of the entrance providing the ideal family living space. There is a utility room also connected to the kitchen. Continuing through the house, you walk through the hallway which leads to the stairs and the main large living room which is to the front of the property. There is also a downstairs W/C.

Walking up the stairs there are 4 double bedrooms, including the master bedroom which benefits from an en-suite and there is a family bathroom..

There is also an attic conversion which can be used as a further bedroom or reception room.

Externally there is parking to the side of the property and a garden to the rear with stunning views surrounding the property.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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