



2 Spencer Street,  
Mirfield, WF14 8NX

£795 PCM

- CUL DE SAC POSITION
- TWO BEDROOMS

- LIVING KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM

bramleys

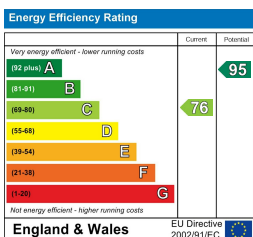
Situated in the cul-de-sac position is this well presented two bedroomed terraced property being ideal for the professional couple and finished to a good standard. Having central heating, double glazing and accommodation briefly comprising: entrance hallway, open plan lounge with kitchen, first floor landing, two bedrooms and a bathroom. Externally, the property has a road frontage and there is on street parking available. The property is offered to let on an unfurnished basis and is available with immediate occupation. Bond £915.00

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

### 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**