



Shirley Square, Gomersal,

£950 Per Month

**** IMMACULATE 3 BEDROOM SEMI DETACHED WITH GARDEN AND OFF ROAD PARKING ****

Located in the sought after area of Gomersal with well regarded schools amenities and bus routes ,this 3 bedroom semi detached briefly comprises ; Entrance hall, spacious lounge , modern kitchen ,downstairs wc, 3 bedrooms and a house bathroom with shower over the bath .

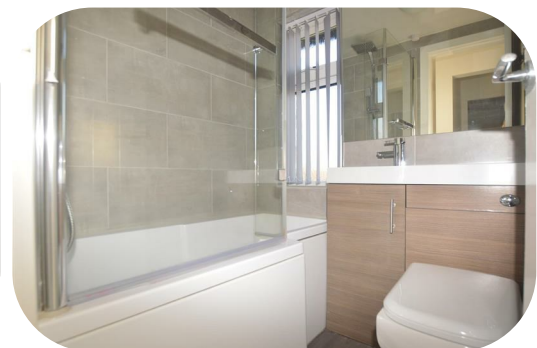
Externally there is a rear and side garden, to the front off road parking .

The property further benefits gas central heating and double glazing .

Council Tax Band A .

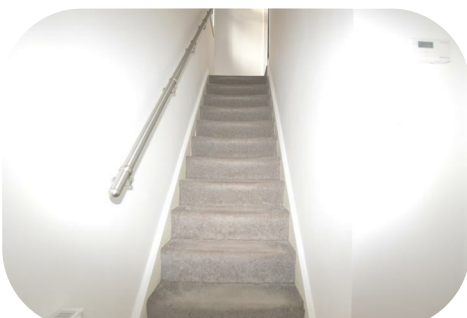
****VIEW IMMEDIATELY ****

SORRY NO SMOKERS



Deposit

A deposit equivalent to five weeks 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		Current		Potential	
Very energy efficient - lower running costs					
(92 plus) A				86	
(81-91) B					
(69-80) C		71			
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

