





41 Smithies Moor Lane, Birstall, Batley, WF17 9AW

£850 PCM

- ACCOMMODATION ARRANGED OVER THREE FLOOR LEVELS
- GOOD SIZED LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- BATHROOM WITH 3 PIECE SUITE
- OFF STREET PARKING TO FRONT

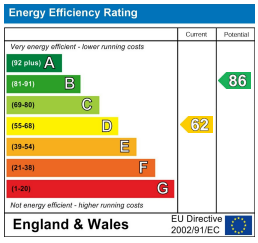
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**** PLEASE NOTE PHOTOS ARE FROM LAST LET AND FOR REFERENCE ONLY ****

This stone built two bedroomed terrace property has deceptively spacious accommodation arranged over three floor levels. The property has accommodation which briefly comprises:- entrance hallway, lounge, dining kitchen, two bedrooms and bathroom with 3 piece suite. Externally there is off-street parking to the front. The property benefits from uPVC double glazed windows and a gas fired central heating system. Being situated in Birstall, being within walking distance to the town centre and is convenient for commuting to Leeds, Huddersfield and Halifax and the M62 motorway network. The property is available for immediate occupation. Bond £980.00

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





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

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