Lower Burn Farm Burn Road, Birchencliffe,

£1,350 Per Month

- CHARACTER PROPERTY IN A RURAL SETTING
- CLOSE TO MOTORWAY NETWORKS
- LOUNGE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- RECENTLY UNDERGONE REFUBISHMENT
- NEWLY FITTED DINING KITCHEN & UTILTY ROOM
- BEDROOM 3/DINING ROOM
- BATHROOM

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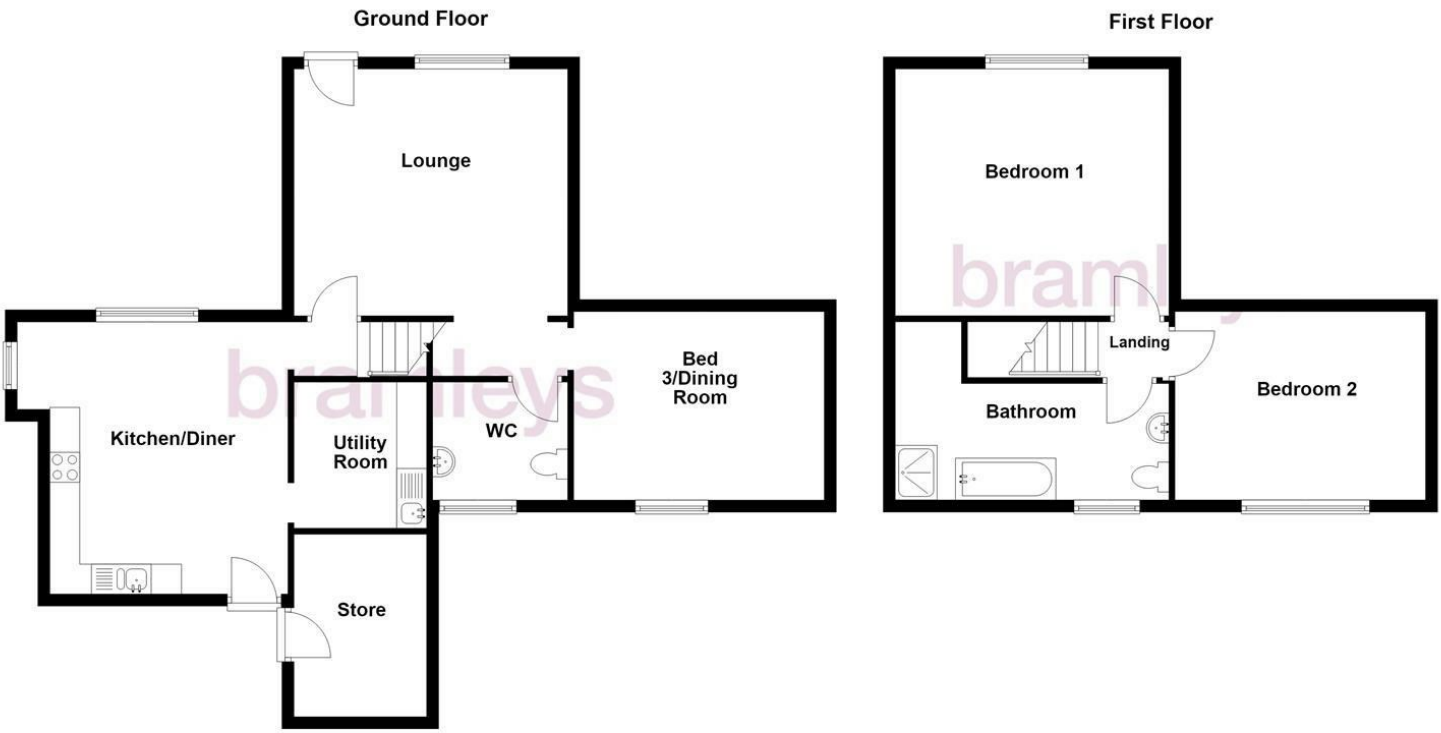
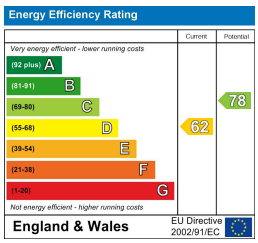
This character 2/3 bed semi-detached cottage has recently undergone a programme of refurbishment and re-decoration, being tucked away from main flow of traffic, enjoying a rural setting with lovely views yet still conveniently located within close proximity to motorway links and approximately 3 miles from Huddersfield town centre. This period property offers deceptively spacious accommodation which comprises :- newly fitted dining kitchen with integrated appliances, utility room, bedroom 3/dining room, spacious lounge and ground floor wc, first floor landing, 2 further double bedrooms and newly fitted four piece bathroom. Externally there is off road parking, attached store which houses the boiler, two further additional garden stores and a good size corner garden plot. Bond £1555.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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