



## **Blakelaw Drive, Clifton,**

**£1,400 Per Month**

\*\*\*\*\* IMMACULATE TWO BEDROOM TRUE BUNGALOW WITH GARAGE AND GARDENS\*\*\*\*\*

This good size two bedroom detached bungalow situated in a quiet cul-de-sac position in the sought after location of Clifton. The property is ideally located just a short distance from Brighouse town centre and all local amenities found within including Brighouse Rail Station ,along with easy access to the M62 motorway network .The property briefly comprises; Entrance hall, dining kitchen with doors leading onto the lounge room, spacious lounge , utility room, double bedroom with an en-suite bathroom, a second double bedroom and a house bathroom .

The property further benefits from GCH, DG ,an enclosed rear garden , lawns to the front and side, driveway providing off road parking leading to a single remote controlled garage .

Council Tax Band E .

SORRY NO PETS or 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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