



43 Bridle Street, Soothill, Batley, WF17 6LU

£995 Per Calendar Month

- RECENTLY UNDERGONE A PROGRAMME OF MODERNISATION
- LOUNGE
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR

- CONVENIENTLY LOCATED
- KITCHEN
- SHOWER ROOM
- PARKING TO FRONT OF PROPERTY

bramleys

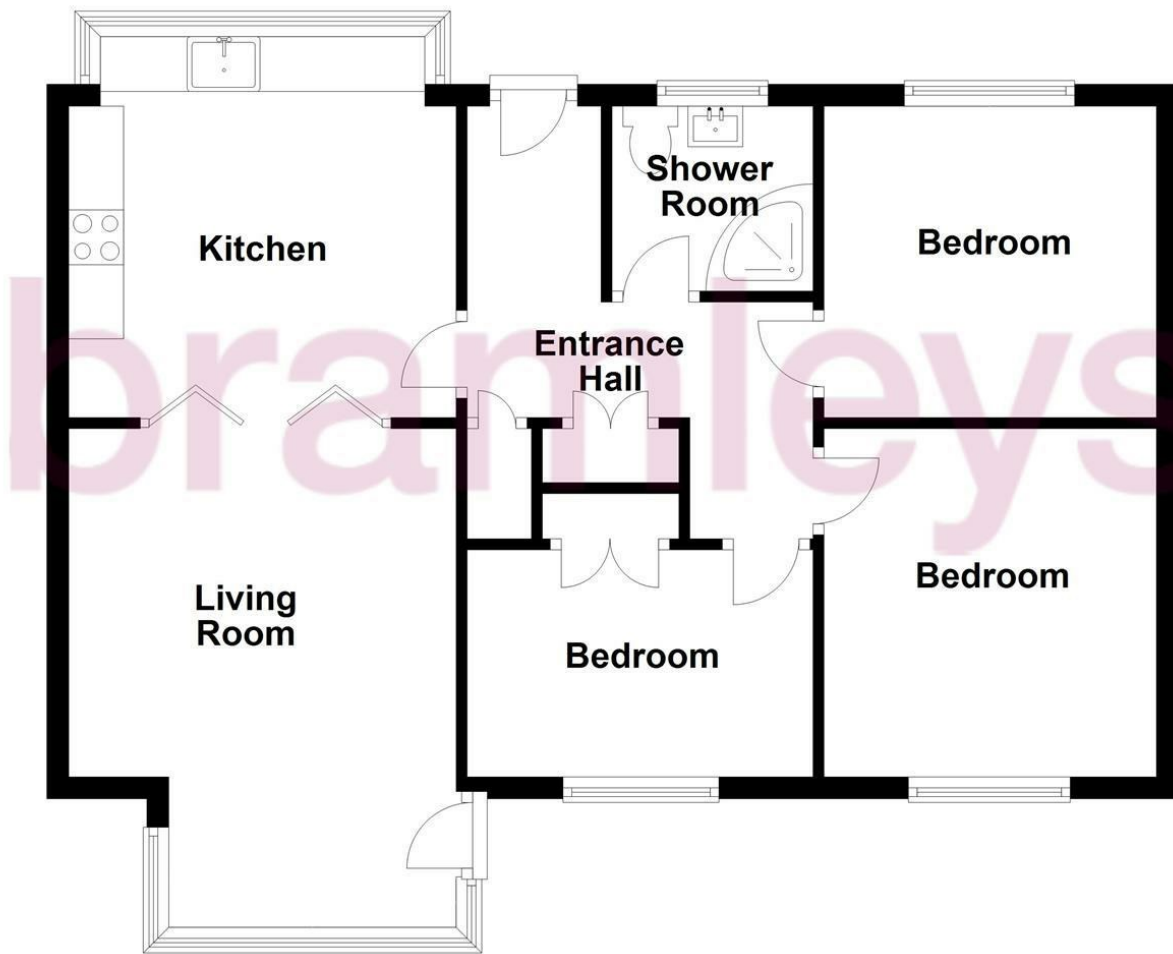
***** MINIMUM SIX MONTH LEASE *****

Located at the lower part of Bridle Street on a no through road is this 3 bedroomed detached true bungalow. Having recently undergone a programme of renovation and modernisation and comprises well presented accommodation comprising:- rear entrance hallway, lounge, kitchen, 3 bedrooms and shower room. Externally, there are garden areas to front and rear and off road parking is available to the front of the property. Located in Batley which is handily placed for access to the M62 motorway and convenient for nearby Dewsbury, Heckmondwike and Birstall. Being offered to let on an unfurnished basis with immediate occupation. Please note, access to this property is via Oaks Road or Fort Ann Road, there is no vehicular access coming down from the top of Bridle Street. Bond £1145.00

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

***** SORRY NO PETS OR SMOKERS *****

Ground Floor



| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| 192 plus) A | 84 |
| (171-191) B | |
| (149-168) C | |
| (128-147) D | |
| (106-125) E | |
| (84-103) F | |
| (62-81) G | |
| Not energy efficient - higher running costs | 69 |

England & Wales EU Directive 2002/91/EC

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