



Marion Street, Brighouse, £650 Per Calendar Month

**** WELL PRESENTED 3 BEDROOM PROPERTY WITH A GARDEN ****

This well presented 3 bedroom through terrace property is conveniently located close to Brighouse town centre which has a good range of amenities and facilities including shops ,supermarkets and rail station . There are good transport links to nearby towns, cities and the M62 motorway.

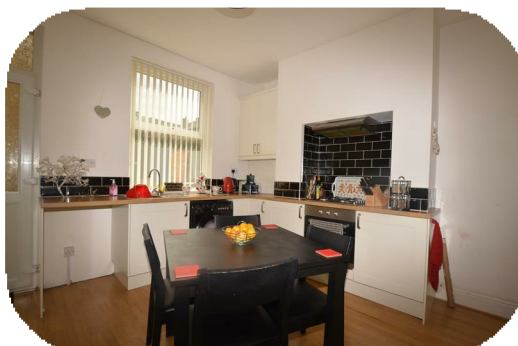
The property briefly comprises; Spacious lounge , kitchen/diner . To the first floor 2 bedrooms and a house bathroom with a shower over the bath. To the second floor is a spacious attic bedroom.

Externally there is a garden to the front of the property .

The property further benefits GCH and DG .

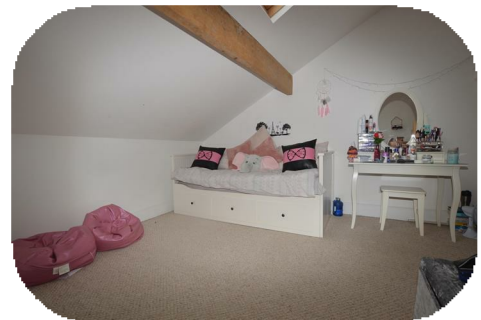
****VIEW IMMEDIATELY ****

SORRY NO PETS OR SMOKERS .



Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 1-20 G <small>Not energy efficient - higher running costs</small>		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 11-20 G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	77		74
	56		52
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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