



Wakefield Road, Lightcliffe,

£725 Per Calendar Month

****STUNNING CHARACTER END COTTAGE IN THE SOUGHT AFTER AREA OF LIGHTCLIFFE ****

Grade Two Listed Cottage in this popular location, adjacent to Lightcliffe Church within walking distance of Lightcliffe Junior School, Lightcliffe Golf & Cricket Clubs. Brighouse High and Lightcliffe Academy are both in close proximity. The property briefly comprises ;Open plan living , 2 bedrooms and a bathroom .externally is a garden to the front of the property .

****VIEW IMMEDIATELY ****

SORRY NO PETS or SMOKERS

AVAILABLE 6TH OF AUGUST 2021



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 Not energy efficient - higher running costs		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 (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	81		77
	47		40
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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