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**David  
Moor**



## 2 Talbot Mills, Batley

**£375 Per calendar month**

- Ground floor flat,
- One bedroom,
- Night storage heating,

- Modern kitchen,
- Bathroom with separate shower,
- Spacious accommodation,



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One bedroom,  
Night storage heating,  
Modern kitchen,  
Bathroom with separate shower,  
Spacious accommodation,  
EPC rating 'E',

### Viewing

By appointment with the Agents - Morley office.

### Communal entrance

With entrance door operated by key pad and intercom system.

### Hall

With entrance door, airing cupboard and access to living kitchen

### Living kitchen 20' x 18'1" max (6.10m x 5.51m max)

Large living area with night storage heater kitchen to side including inset stainless steel sink, laminated work surfaces, base cupboard and drawer units and matching wall cupboards. Built under cooker with electric oven and 4 ring electric hob, tiled splash back and floor. Plumbing for washing machine.

### Bedroom 12'1" x 7'8" (3.68m x 2.34m)

With night storage heater.

### Bathroom

Being tiled to shower area and half tiled to remainder with white suite of panelled bath, pedestal wash basin, low flush WC and corner shower tray with glass cubicle and thermostatic shower. Electric heated towel rail.

### Fees

A non-refundable application fee of £35 per person aged over 18 is payable at the time of application.

A further fee of £75 is payable on occupation increasing by £25 for each additional applicant aged over 18.

Guarantor fee if applicable £35.

All fees are inclusive of VAT at 20%.



