



**Room 5, 70 The Hollins, Sowerby Bridge, Halifax, West Yorkshire, HX6 2RT
£595 Per Month**

A splendid top floor, en-suite room in this magnificent house share in the thriving Sowerby Bridge area. The property is located within walking distance of the town centre which provides a wealth of shops, cafes, restaurants and a train station providing easy access to the surrounding major towns and cities.


ROOM

The room is located on the second floor, is tastefully decorated and comes furnished with double bed, desk and chair, walk in storage cupboard and chest of drawers. En-suite bathroom with low flush W.c, hand wash basin and shower within a curved glass screened cubicle.

COMMUNAL

This recently refurbished end terrace house has been converted to provide magnificent, six bedroom, house share accommodation. Each room is single occupancy and bills, including gas, electricity, water, council tax and WiFi are included in the rent.

There is a stylish and modern fitted kitchen with a range of appliances and dining area and to the first floor a laundry room.

Energy Efficiency Rating		
	Current	Potential
Vary 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		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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