



## Bradshaw Lane, £950 Per Calendar Month

**\*\* IMMACULATE CHARACTER SEMI DETACHED COTTAGE WITH FAR REACHING VIEWS IN BRADSHAW \*\***

Located in the popular semi-rural area of Bradshaw, this property offers great transport links to Halifax town centre and the wealth of amenities on offer, as well as local towns including Halifax ,Haworth, Keighley and Bradford .

The property briefly comprises ; Lounge ,dining area, galley kitchen ,two bedrooms master with built in wardrobes, bathroom with shower over the bath .

The property further benefits GCH and DG .

Externally there is a enclosed garden and off road parking .

This property is offered furnished or unfurnished .

Council Tax Band B .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

SORRY NO PETS or SMOKERS



## Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(1-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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