Sugdens
Sales & Lettings



# Waverley Terrace, Hipperholme,

## £1,200 Per Calendar Month

********WELL PRESENTED SPACIOUS THREE BEDROOM THROUGH TERRACE IN HIPPERHOLME ********
This well-presented three bedroom Victorian mid terrace property offers spacious accommodation and is situated in the highly sought after area of Hipperholme.
The accommodation briefly comprises an entrance hall, two spacious reception rooms, and a fitted kitchen. To the first floor are two generous double bedrooms, a good-sized single bedroom, a modern four-piece house bathroom featuring both a bath and a walk in shower.
Externally, the property benefits from a low-maintenance yard to the front, an enclosed garden to the rear, and on-road parking.
Ideally positioned close to a range of local amenities, the property is within easy reach of highly regarded schools, including Lightcliffe Academy and Hipperholme & Lightcliffe High School. Excellent transport links provide convenient access to Halifax, Brighouse, and the M62 motorway network.
Council Tax Band B.
****VIEW IMMEDIATELY ****
SORRY NO 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.



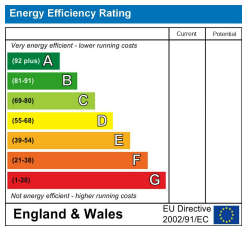


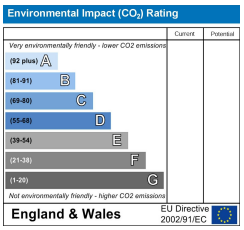






**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.




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DPS The Deposit Protection Service