



Bell Hall Terrace, HALIFAX, HX1 3EE
PCM £850 PCM

E&H Edkins Holmes
ESTATE AGENTS

This two bedroom, two bathroom back to back property is situated in the popular Savile Park area of Halifax. The property benefits from both modern kitchen and bathrooms along with a useful cellar space. Located ideally for easy access to Halifax town centre and local transport links this is an ideal home for a young professional couple

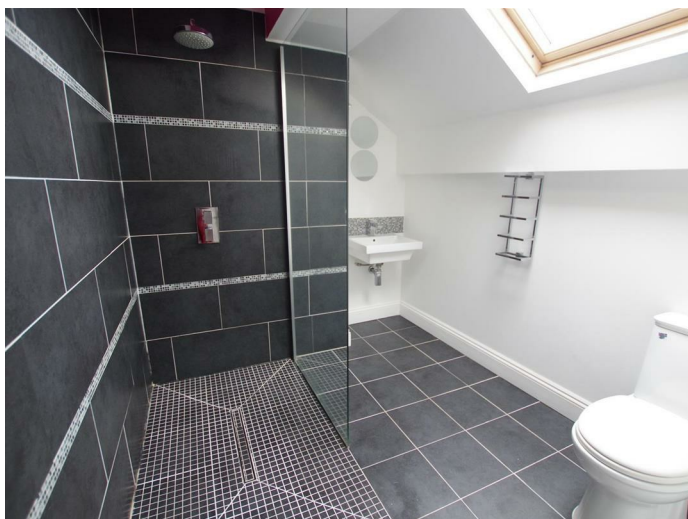
The accommodation, in brief, comprises: Entrance porch, lounge, kitchen and access to the cellar on the ground floor. On the first floor is one bedroom and the house bathroom with a second bedroom with en-suite and walk in wardrobe located on the second floor.

EPC Rating: C & Council Tax Band: A

Rent £675

Deposit £750

Holding Fee £155



Entrance Porch
Tiled flooring. UPVC double glazed windows to either side and UPVC double glazed front door.

Lounge 15'2" x 12'10" (4.632 x 3.920)
Coal effect, living flame, gas fire. Wooden floor. Radiator. UPVC double glazed window to front elevation.

Kitchen 12'3" x 6'8" (3.735 x 2.054)
Modern fitted kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Electric oven. Gas hob with cooker hood over. Plumbing for washing machine. Boiler. Chrome towel radiator. Access to cellar. UPVC double glazed window to front elevation.

Landing
Stairs from lounge and to second floor. Radiator.

Bedroom Two 15'3" x 12'9" (4.663 x 3.891)
Radiator. UPVC double glazed window to front elevation.

Bathroom
White three piece suite comprising bath with mixer taps and shower, wash hand basin and WC. Part tiled. Chrome towel radiator. Storage cupboard. UPVC double glazed window to front elevation.

Bedroom One 15'1" x 11'5" (4.62m x 3.48m)
Walk-in wardrobe. Radiator. Velux window.

Ensuite
Stylish shower suite comprising walk in shower, WC and wash hand basin. Underfloor heating. Velux window.

Exterior
To the front of the property is an enclosed garden with lawn and patio area.

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1
Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be

no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

