



Thorne Street, HALIFAX, HX4 9EZ  
PCM £700 PCM

**E&H** Edkins Holmes  
ESTATE AGENTS



This two bedroom terraced property is situated in the popular residential setting of Stainland. Well presented throughout and with fantastic commuter links, this property is well connected to local amenities. With generously proportioned living spaces this property would be ideally suited for a young couple.

Property available from 24th June

EPC Rating: D Council Tax Band: A

Holding Fee : £150 Rent : £700 Deposit £807



Entrance Hall

Enter the property through the UPVC double glazed front door. With doors to the kitchen, living room and stairs to first floor accommodation.

Living Room 14'9" x 14'2" (4.50m x 4.34m)

This spacious living room has carpeted flooring, central heating radiator, ceiling lights, gas fireplace, character coving and double glazed window to the front. With plenty of space for a suite and living furniture.

Kitchen 7'4" x 6'5" (2.26m x 1.98m)

A well appointed kitchen that comes with tiled flooring, central heating radiator, combination of wall/base units, double glazed window to the front, ceiling light, plumbing for washing machine and splashback tiling.

Cellar

Useful storage cellar, with stone flooring, boiler units and ceiling light.

First Floor Landing

Take the carpeted stairs to first floor living accommodation.

Bedroom One 14'9" x 9'8" (4.50m x 2.95m)

This well proportioned bedroom would comfortably fit a double bed and expected bedroom furniture. With carpeted flooring, central heating radiator, double glazed window, ceiling light, original fireplace and built in wardrobes.

Bedroom Two 11'1" x 6'7" (3.40m x 2.03m)

A well sized room, with carpeted flooring, central heating radiator, double glazed window and ceiling light.

Bathroom

A well appointed bathroom, with carpeted flooring, central heating radiator, splashback tiling, w/c, wash hand basin and double glazed frosted window, bath with shower over and electric shower.

External

Additionally the property is on a private road where parking is plentiful. Conveniently located for motorway access and close to good bus routes and schools.

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.







