



12 Railes Cottages, Booth, Halifax, HX2 6RH

£850 PCM

- SUPERB VIEWS ACROSS OPEN COUNTRYSIDE
- LOUNGE
- TWO BEDROOMS
- GARDEN TO REAR

- CONVENIENTLY LOCATED FOR HALIFAX, LUDDENDENFOOT AND M62
- KITCHEN WITH OVEN AND HOB
- BATHROOM

bramleys

Offered to let on an unfurnished basis is this charming cottage property which is extended to the rear and offers superb views across the surrounding countryside. Being beautifully presented internally and externally with a modern kitchen and bathroom, two well proportioned bedrooms, double glazing, central heating and a delightful garden to the rear with far reaching views and a shed. Being located in this sought after rural location yet offering convenient access to the M62 motorway network and the amenities in both Luddendenfoot and Halifax Town Centre. An early viewing is essential. Bond £980.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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