



41 Ing Head Terrace, Halifax, HX3 7LB

£1,400 Per Month

- LOCATED CLOSE TO SHELF & NORTHOWRAM AND CONVENIENT FOR M62 MOTORWAY NETWORK
- KITCHEN & DINING ROOM
- FOUR BEDROOMS
- LAWNED GARDEN TO FRONT & REAR
- GATED ACCESS FOR TWO PROPERTIES
- LOUNGE & STUDY
- BATHROOM
- INTEGRAL GARAGE

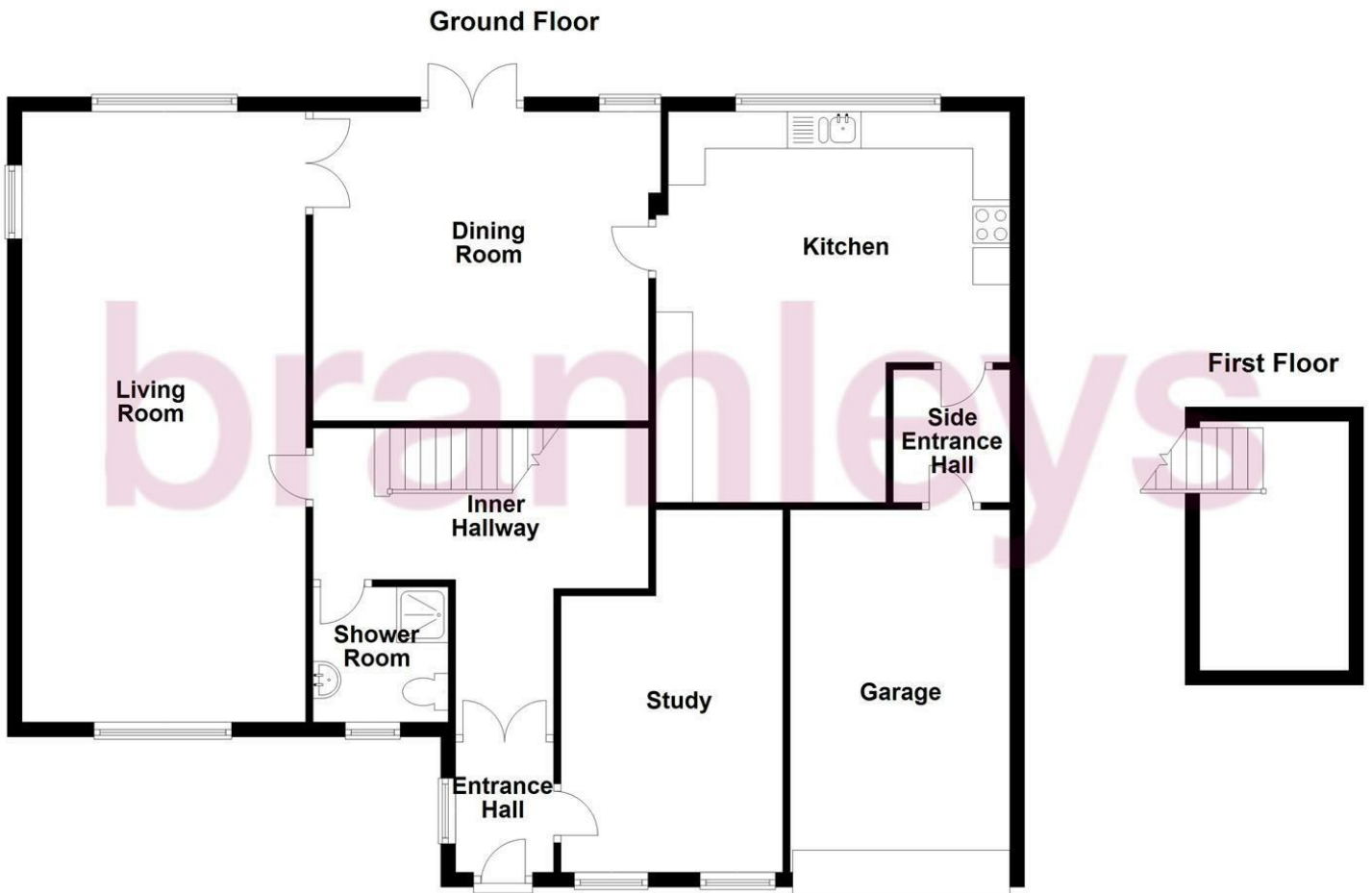
bramleys

Having gated access exclusively for 2 properties, is this stone built detached 4 bedroomed property. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief – entrance hall, study/office, inner hallway, shower room, lounge, dining room, dining kitchen, side entrance hall, integral garage, first floor landing, 4 bedrooms and a bathroom with 4 piece suite. Externally, the property has a driveway providing off road parking and there is a lawned garden area to the rear. The property is located close to Shelf and Northowram where there are amenities available, it is also handily placed for the M62 motorway network. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1615.00

Please note, the electric gates and driveway are owned by the neighbouring property. There is a right of way for access only. Strictly no parking on the driveway which provides right of way under any circumstances.

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

***** SORRY NO PETS *****



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	80
England & Wales			

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