



Flat 4, 21A Town Hall Street, Sowerby Bridge, HX6 2EA

£550 Per Calendar Month

- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- NO PARKING AVAILABLE
- SECOND FLOOR UNFURNISHED FLAT
- LOUNGE WITH KITCHEN AREA
- BEDROOM
- BATHROOM
- RENT INCLUDES WATER AND GAS

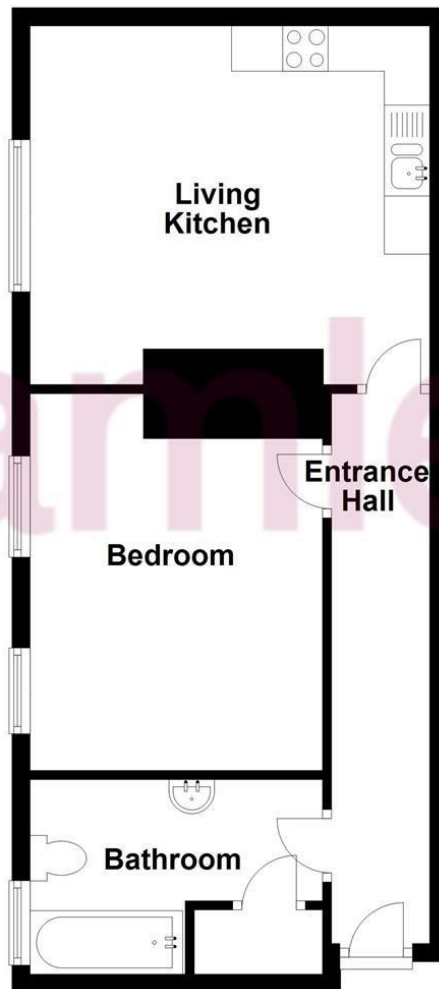
bramleys

Conveniently situated in the heart of Sowerby Bridge town centre is this 1 bedroom second floor flat. The property has uPVC double glazing and gas fired central heating and has accommodation comprising in brief:- entrance hall, lounge with kitchen area, bedroom and bathroom with 3 piece suite. Being within walking distance of shops and local amenities, the train station and on a bus route allowing access to Brighouse, Elland, Halifax, Ripponden and Rochdale. The property would ideally suit the single occupant. Please note, there is no parking or outside space with this property. Being offered to let on an unfurnished basis with immediate occupation. Bond £630.00

***** RENT INCLUDES GAS & WATER *****

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

Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 79 |
| (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

Huddersfield | Halifax | Elland | Mirfield

