



**45 Perseverance Mill, Elland,
Huddersfield, HX5 9AG**

£735 Per Calendar Month

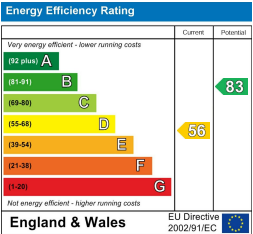
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- DEALLY LOCATED FOR ELLAND TOWN CENTRE

- OPEN PLAN LIVING KITCHEN
- UPVC DOUBLE GLAZING

bramleys

Situated in this popular mill development within close proximity of Elland town centre is this two bedroomed, fourth floor corner apartment. Being offered to let on an unfurnished basis accommodation briefly comprises a modern fitted kitchen being open plan to the living area together with two good size bedrooms and a three-piece bathroom suite. Having uPVC double glazed windows throughout and high efficiency / high output oil filled radiators. The property also has a parking space providing off road parking. Ideally located for a wealth of amenities Elland town centre and good public transport links to the further towns of Halifax and Huddersfield. M62 motorway access is approximately 2 miles away. An early viewing is of this well presented apartment is highly recommended. Bond £845.00

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



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