



## 6 Prospect View,, Blackley Road, Elland, HX5 0TD

- GRADE II LISTED PROPERTY
- CONVENIENTLY LOCATED
- SMALL GARDEN AREA TO THE FRONT

£850 Per Calendar Month

- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENTS
- ONE OFF ROAD PARKING SPACE TO THE FRONT OF THE PROPERTY
- COMMUNAL GARDEN TO THE SIDE

**bramleys**

\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

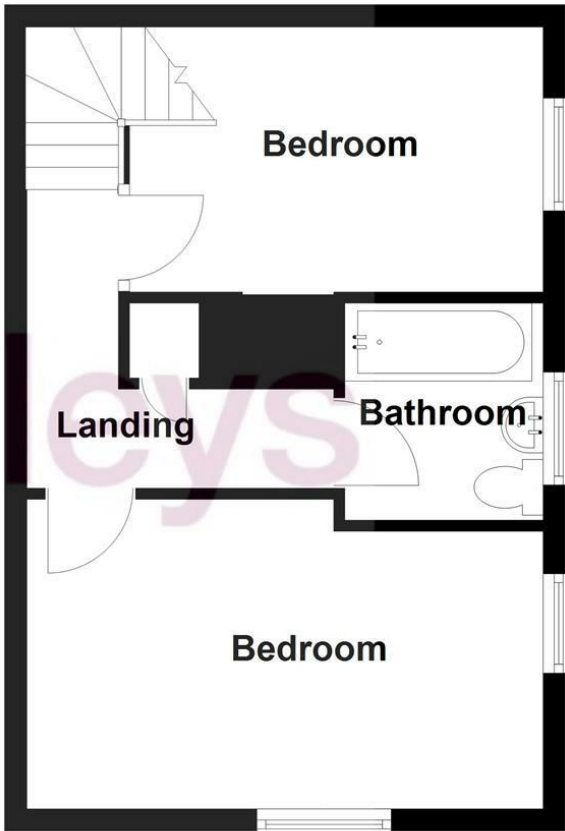
This two bedroomed semi-detached Grade II Listed property has recently undergone some cosmetic improvements to include new kitchen and bathroom fittings and redecoration and new floor coverings throughout. Located in Blackley which is on the outskirts of Elland and is conveniently placed for junction 24 of the M62 motorway. Located on a bus route on Blackley Road for access to Elland, Halifax and Huddersfield. The property has a gas fired central heating system and has accommodation comprising in brief:- entrance porch, lounge, kitchen, first floor landing, 2 good sized bedrooms and a bathroom. Externally, there is a small garden area to the front and a communal garden area to the side. There is an off road parking space available to the front of the property and there is one additional visitor parking space in the church car park. Being offered to let on an unfurnished basis with immediate occupation. 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.

Ground Floor



First Floor



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