



3 Whitwell Avenue, Elland, Halifax, HX5 9EF

£795 PCM

- RECENTLY UNDERGONE A PROGRAMME OF UPGRADING INCLUDING RE-DECORATION & FLOOR COVERINGS
- MID TERRACED PROPERTY WITH ON STREET PARKING
- KITCHEN
- BATHROOM

- LOCATED ON THE OUTSKIRTS OF ELLAND
- LOUNGE
- THREE BEDROOMS
- GARDENS TO FRONT & REAR

bramleys

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

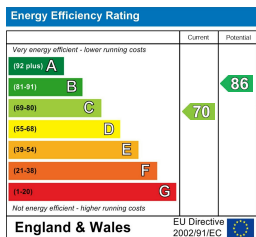
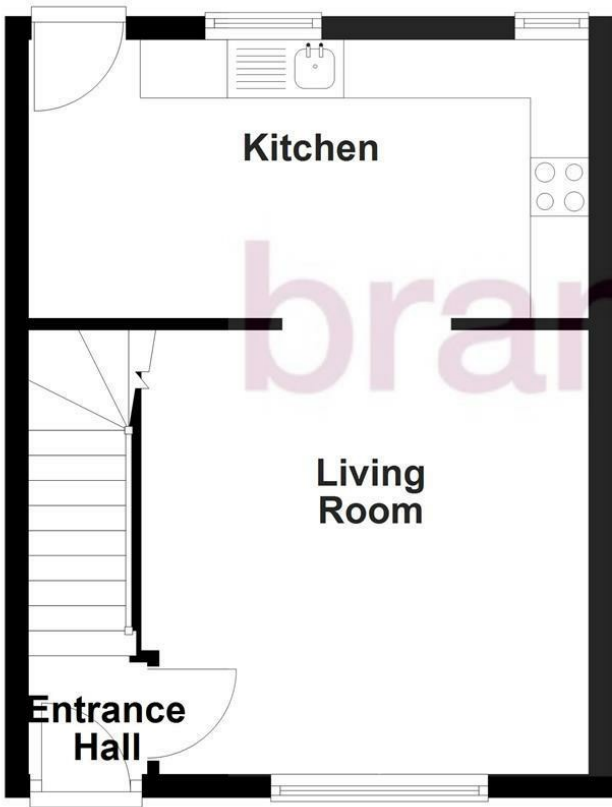
Having recently undergone a programme of upgrading to include redecoration and new floor coverings throughout is this 3 bedroom mid terrace property which now provides well presented accommodation ready to move in to. The property benefits from a gas fired central heating system and a newly fitted uPVC double glazing and has accommodation comprising in brief:- entrance hall, lounge, kitchen, 3 bedrooms and bathroom. Externally there are garden areas to the front and rear and there is on street parking available. Located on the outskirts of Elland where there are a range of local amenities and there is a bus route on Elland Lane for access to Halifax and Elland. The property is available on an unfurnished basis with immediate occupation. Bond £915.00

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

****SORRY NO PETS****

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