



16 Overdale, Triangle,
Halifax, HX6 3HZ

£825 PCM

- HAVING FAR REACHING VIEWS ACROSS COUNTRYSIDE TO THE FRONT
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM
- LOUNGE
- TWO BEDROOMS
- GARDEN TO FRONT & PARKING AND GARAGE TO REAR

bramleys

Being offered to let is this well presented two bedroomed semi detached property which is situated in a slightly elevated position allowing for far reaching views across countryside between Sowerby Bridge and Ripponden. The accommodation briefly comprises:- entrance hallway, lounge, dining kitchen, first floor, landing, two double bedrooms and house bathroom. Externally, there are gardens to front and parking space with detached garage to the rear. There is a bus route located on nearby Halifax Road providing access to Rishworth, Ripponden, Sowerby Bridge and Halifax. Being offered to let on an unfurnished basis with immediate occupation. Bond £950.00

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

