



**15 Whitegate Road, Siddal,
Halifax, HX3 9AD**

£1,200 PCM

- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENT
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY
- GARDENS TO THREE SIDES AND DRIVEWAY
- CONVENIENTLY LOCATED
- STUDY/PLAYROOM
- BATHROOM

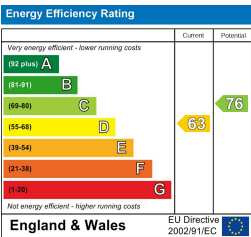
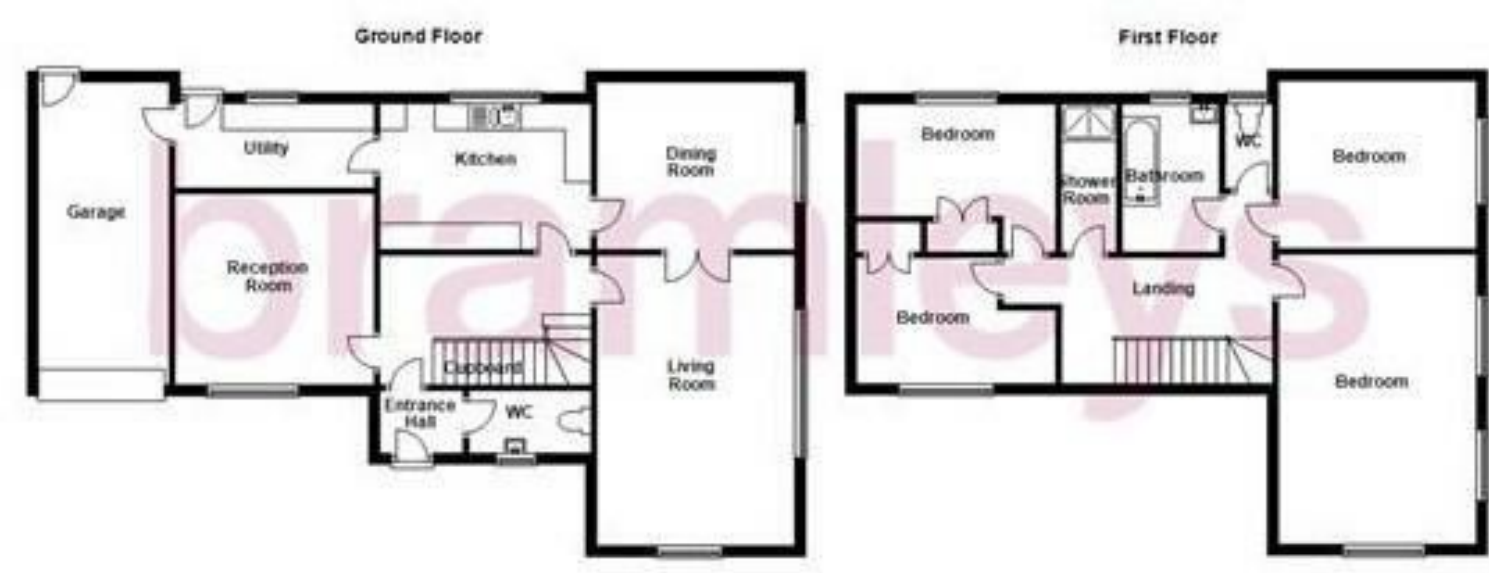
bramleys

***** MAXIMUM TWELVE MONTH LEASE *****

Having recently undergone some internal cosmetic improvement to include new floor coverings and redecoration is this 4 bedroomed detached property which is conveniently located for access to Halifax Town Centre, the hospital and M62 motorway network. The property has a gas fired central heating system and uPVC double glazing and has accommodation briefly comprising:- entrance lobby, separate WC, entrance hallway, study/playroom, lounge, dining room, kitchen, utility, garage, first floor landing, 4 bedrooms, shower room, bathroom and separate WC. Externally there is a driveway providing off road parking and garden areas to the front, side and rear. Being offered to let on an unfurnished basis with immediate occupation. Council Tax Band E. SORRY NO PETS OR SMOKERS AT THIS PROPERTY. Bond £1035.00.

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 OR SMOKERS *****



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

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