



10 Church Lane, Southowram, HX3 9TD

£900 Per Calendar Month

- CONVENIENTLY LOCATED FOR HALIFAX AND BRIGHOUSE
- BEDROOM TO FIRST FLOOR
- PARKING SPACE

- LIVING AREA BEING OPEN PLAN TO THE KITCHEN
- MASTER BEDROOM AND EN SUITE TO SECOND FLOOR

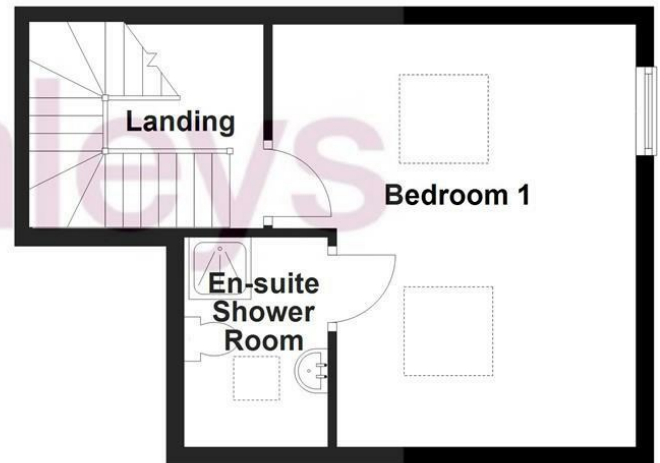
bramleys

This first floor duplex apartment is situated in a converted property comprising of four self-contained apartments and provides well presented, modern and spacious accommodation. The property has a rural aspect and is conveniently located with good access to both Brighouse and Halifax town centres and would be ideal for the professional couple. Having uPVC double glazing and a gas fired central heating system and uPVC double glazing and has accommodation comprising:- entrance hall, living area being open plan to the kitchen, bedroom, shower room, landing and bedroom with en suite shower room. Externally, the property benefits from an off road parking space. The property is available on an unfurnished basis with immediate occupation. Bond £1038.00

Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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

