



50 Carr Field Drive, Luddenden, Halifax, HX2 6RJ

£1,400 Per Month

- LOCATED IN DESIRABLE & PICTURESQUE VILLAGE OF LUDDENDEN
- OFF ROAD PARKING AND GARAGE
- STUDY/RECEPTION ROOM
- KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & SEPARATE WC
- CONVENIENTLY LOCATED FOR ACCESS TO SOWERBY BRIDGE, MYTHOLMROYD & HEBDEN BRIDGE
- GARDENS TO SIDE AND REAR
- LOUNGE & DINING ROOM
- FOUR BEDROOMS

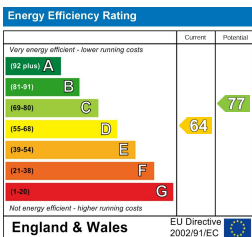
bramleys

Located in a cul-de-sac position in the desirable and picturesque village of Luddenden is this 4 bedroomed detached family home. The property has double glazing and a gas fired central heating system and has accommodation which comprises in brief:- entrance hall, study/reception room, WC, inner hallway, lounge, dining room, kitchen, utility room, rear porch, first floor landing 4 bedrooms, bathroom and separate WC. Externally, the property has a driveway providing off road parking which leads to an attached garage and there are garden areas to the side and rear of the property. Being handily placed for access to Sowerby Bridge, Mytholmroyd and Hebden Bridge where there are an array of amenities, there is a bus route for access to Halifax and there is local schooling close by. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1615.00

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



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



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