



4 Trinity View, Halifax, HX3 9HU

£800 Per Calendar Month

- PLEASANTLY SITUATED ON A NO THROUGH ROAD
- DRIVEWAY PROVIDING OFF ROAD PARKING
- KITCHEN
- STUDY/NURSERY
- GARDENS TO FRONT AND REAR

- CONVENIENTLY PLACED FOR HALIFAX TOWN CENTRE
- LOUNGE
- TWO BEDROOMS
- BATHROOM

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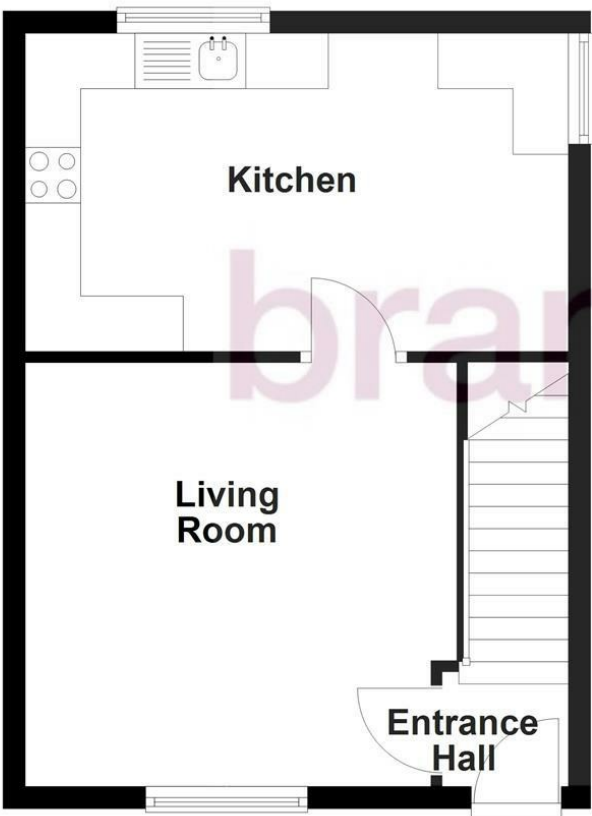
***** MINIMUM SIX MONTH LEASE *****

Pleasantly situated on a no through road, a short distance to Halifax town centre, is this stone built end of terrace 2 bedroomed plus study/nursery. Having the benefit of uPVC double glazing and a gas fired central heating system, the property has accommodation comprising in brief:- entrance hall, lounge, kitchen, first floor landing, 2 bedrooms, study/nursery and bathroom (please note, there is no shower to the bathroom). Externally the property has an enclosed low maintenance paved garden to the front, low maintenance rear garden and a driveway providing off road parking. The property is conveniently placed for Halifax town centre where there are an array of shops, Halifax train station and the popular Piece Hall. Being offered to let on an unfurnished basis with immediate occupation. Bond £920.00

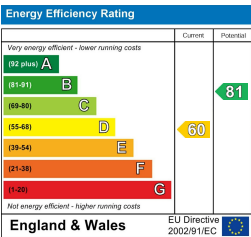
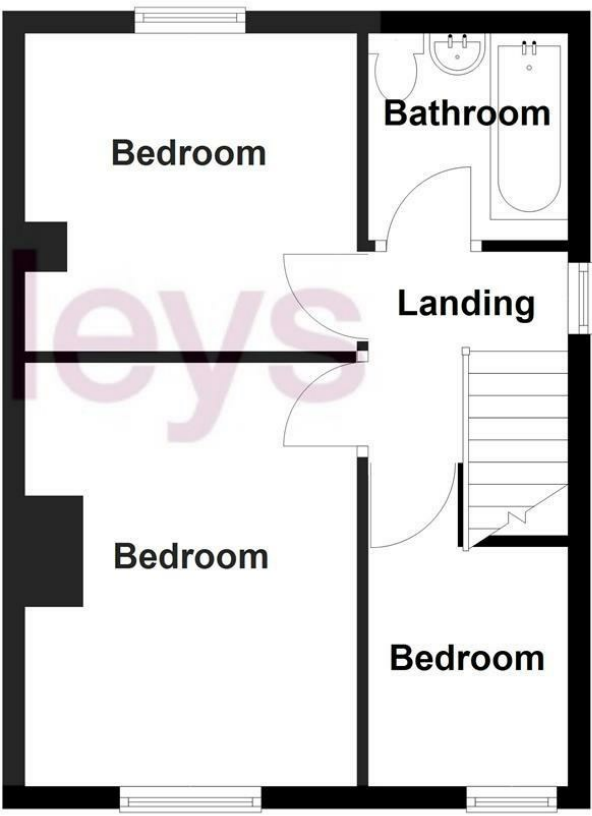
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** SORRY NO PETS OR SMOKERS *****

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