

27 Jepson Lane, Elland, HX5 0PY

£900 PCM

- LOCATED CENTRALLY IN ELLAND AND CONVENIENTLY LOCATED FOR LOCAL AMENITIES AND M62 MOTORWAY
- DINING ROOM
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR

- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING TO THE REAR

bramleys

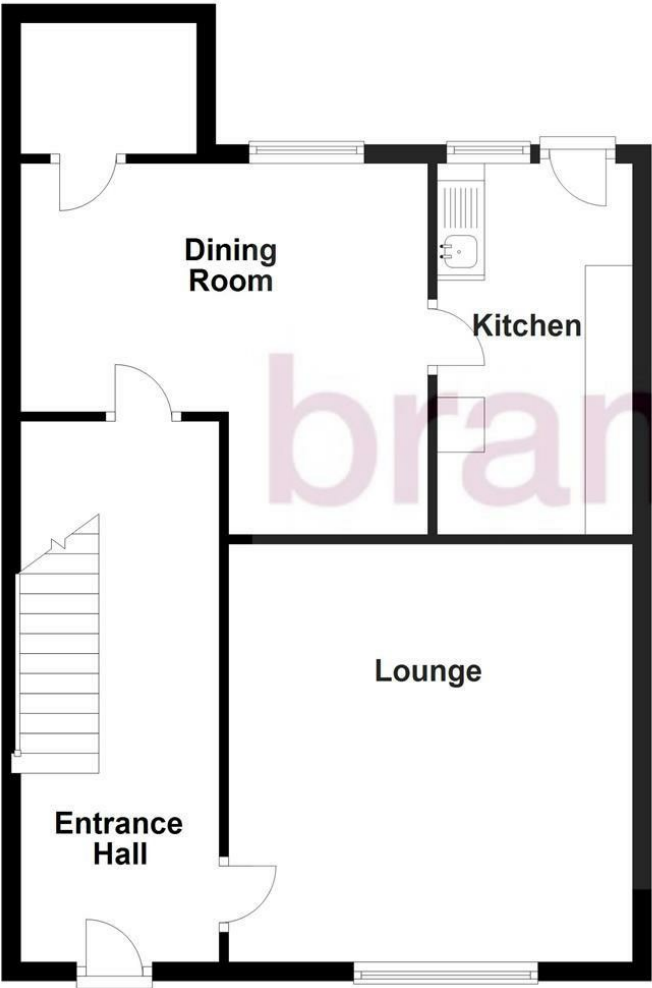
***** MINIMUM SIX MONTH LEASE *****

An extremely generous traditional stone terraced property which is offered To Let on an unfurnished basis however includes appliances in the kitchen, window coverings and light fittings. Comprising: Entrance hallway, lounge, dining room, fitted kitchen, three first floor bedrooms (two very spacious doubles) and a house bathroom with shower. Having both double glazing and gas fired central heating, off road parking and front and rear gardens with garden shed. Located centrally in Elland and being convenient for local amenities and access to the M62 motorway network. Bond £1035.00

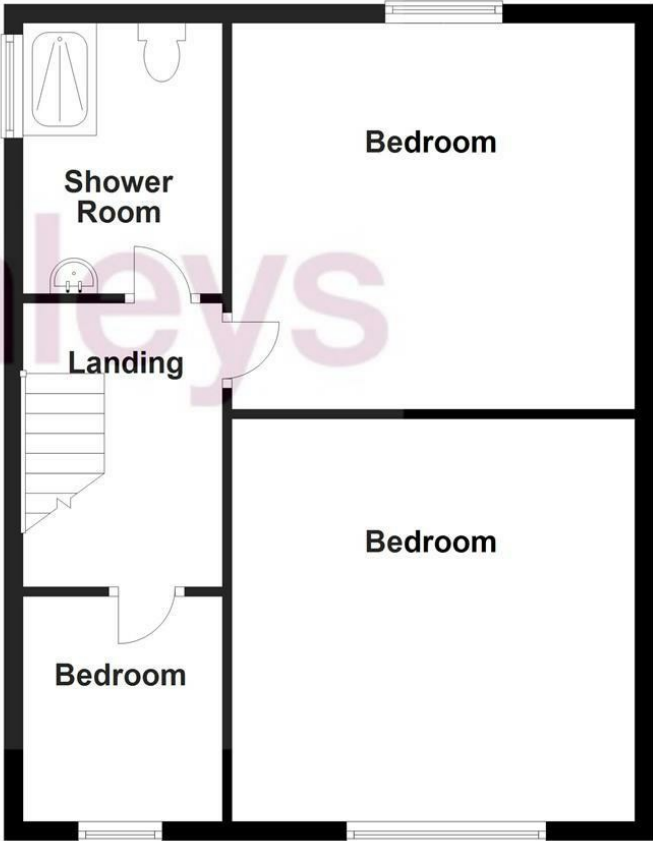
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

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

Ground Floor



First Floor



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(102 plus) A	
(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