



Apartment 87, The Silk Mill Dewsbury Road,

£895 Per Calendar Month

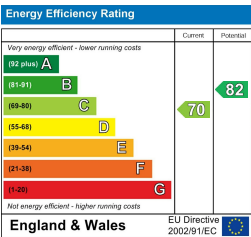
- WELL PRESENTED TWO BEDROOMED APARTMENT
- LOCATED ON THE SIXTH FLOOR
- LOCATED ON OUTSKIRTS OF ELLAND WITH GOOD ACCESS TO M62
- ALLOCATED PARKING SPACE
- LIVING KITCHEN, KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS, MASTER WITH EN SUITE
- STUDY
- BATHROOM

bramleys

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

This well presented 2 bedroomed, plus study apartment is located on the 6th floor and benefits from a balcony accessed from both the lounge and bedroom which allow for pleasant views. Being well maintained and having accommodation which comprises in brief:- entrance hall, lounge with kitchen area, 2 bedrooms, en suite shower room to master, study with borrowed light from the kitchen area and a further bathroom with 3 piece suite. The property has a parking space and the development is accessed via electric gates to the front of the main development to provide secure parking. Located on the outskirts of Elland where there are an array of amenities and has good access to the M62 motorway network via junction 24 and is equidistance between Huddersfield and Halifax. The property would be ideal for the single person or professional couple and is available to let on an unfurnished basis with immediate occupation. Bond £1030.00

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



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

