



17 Bowood Road, Elland,
HX5 0NW

£875 PCM

- OCCUPYING A LARGE CORNER PLOT
- KITCHEN
- BATHROOM
- LOUNGE
- TWO BEDROOMS
- DRIVEWAY

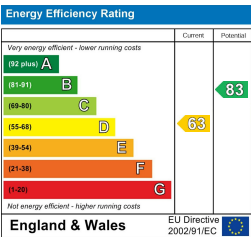
bramleys

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

This semi detached house having uPVC double glazing and gas fired central heating system is offered to let on an unfurnished basis. Having accommodation briefly comprising:- entrance hallway with understairs cupboard, lounge with dining area and kitchen with breakfast bar. To the first floor there are two bedrooms, master with fitted furniture and family bathroom with three piece suite in white. Occupying a large corner plot with an extensive block paved driveway allowing for ample off road parking. Bond £1005.00

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, SMOKERS OR STUDENTS*****



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

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