



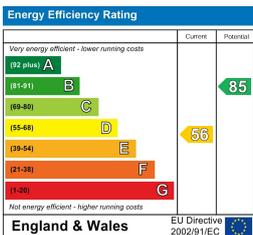
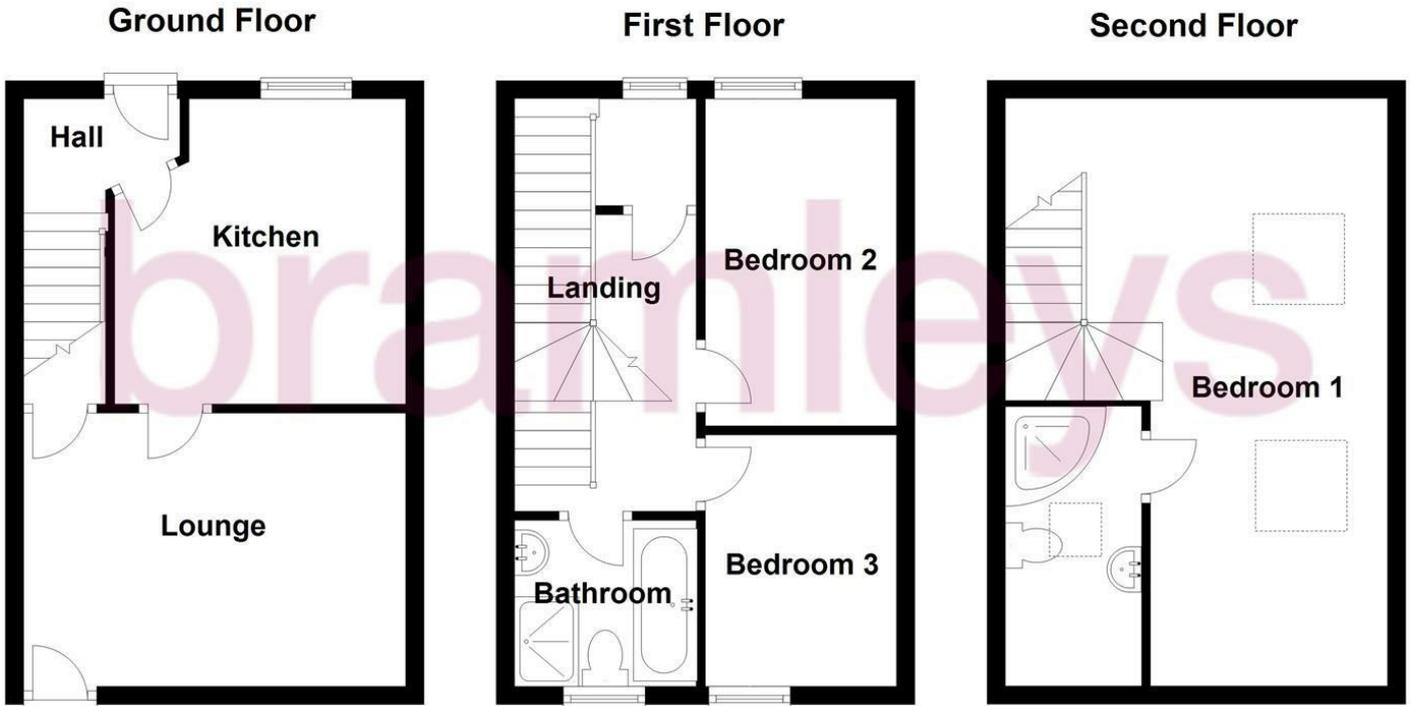
17 Coronation Street, Greetland, Halifax, HX4 8AP

- TASTEFULLY MODERNISED TO A GOOD STANDARD
- CONVENIENT LOCATION
- KITCHEN
- TWO FIRST FLOOR BEDROOMS & FAMILY BATHROOM
- ACCOMMODATION OVER THREE LEVELS
- STREET LINED TO THE FRONT AND SMALL PAVED AREA TO THE REAR
- LOUNGE
- ATTIC BEDROOM AND EN SUITE SHOWER ROOM

bramleys

Having been tastefully modernised to a good standard is this 3 bedroomed stone built through terrace property having accommodation laid out over 3 floor levels. Having features such as exposed brick walls, inglenook feature fireplace and beams to the ceiling, together with modern kitchen and bathroom fittings. The well presented property has accommodation comprising:- lounge, kitchen, rear hallway, first floor landing, 2 bedrooms, house bathroom, second floor attic bedroom and en suite shower room. Externally, the property is street lined to the front and there is a small paved yard area to the rear. There is on street parking available on Coronation Street and also to the rear accessed off Clay House Lane. Located in Greetland, there are amenities available in West Vale and nearby Elland. Halifax and Huddersfield town centres are approximately 3 - 6 miles away and there is access to the M62 motorway network at junction 24. There is a bus route available on Rochdale Road which serve Elland, Brighouse and Halifax. Being offered to let on an unfurnished basis with immediate occupation. Bond £1095.00

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 in situ 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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