



14 Malthouse Court, Halifax Road,  
Liversedge, WF15 6JZ

£795 PCM

- TOP FLOOR APARTMENT
- LOUNGE WITH KITCHEN AREA
- BATHROOM
- ALLOCATED PARKING

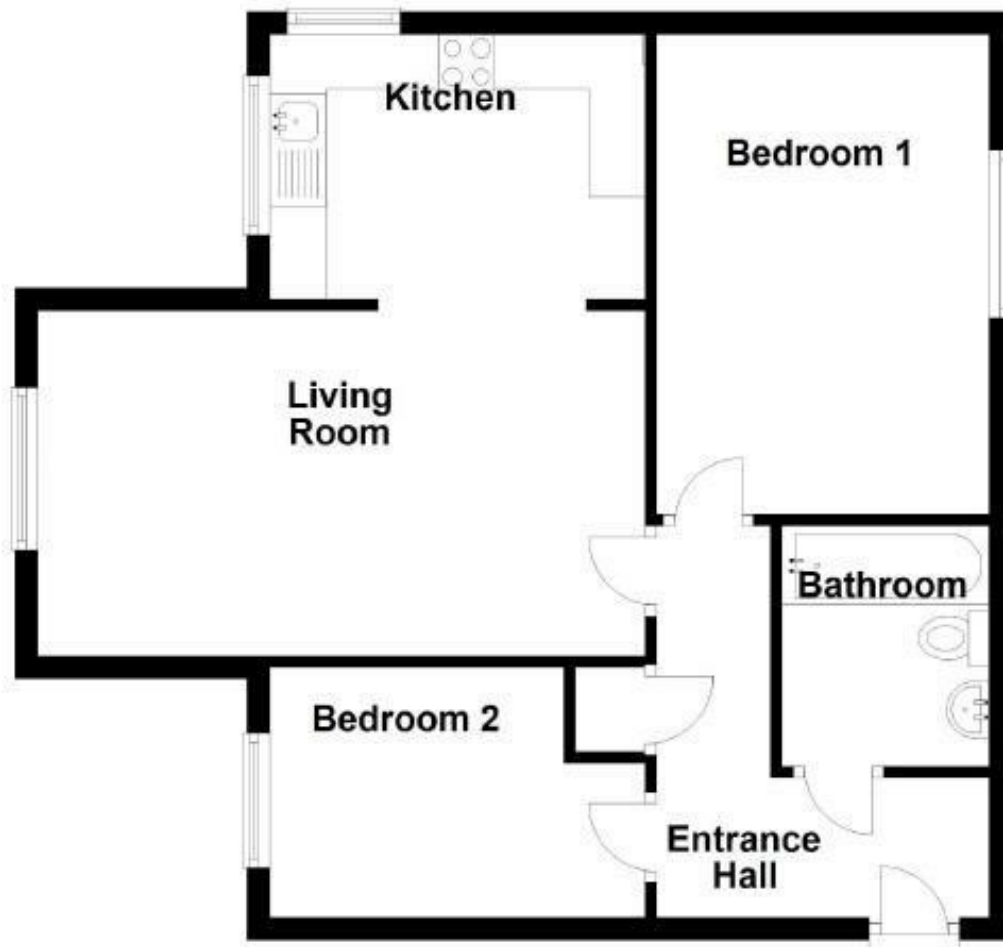
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- TWO BEDROOMS
- COMMUNAL GARDEN AREAS

**bramleys**

This two bedroomed top floor apartment located within a popular courtyard setting is offered to let on an unfurnished basis. Having local amenities and well regarded schooling nearby along with easy access to major road and rail links. Accommodation briefly comprises ground floor communal entrance hallway with stairs leading to upper floor accommodation, lounge and kitchen area with four ring hob, oven and extractor hood, two bedrooms and bathroom. Externally there is an allocated parking space and communal garden areas. Bond £917.00

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

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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		79	80
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**

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