



10 Boxhall Road,
Elland, HX5 0DE

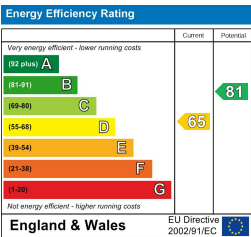
£750 Per Calendar Month

- CONVENIENTLY LOCATED FOR ELLAND TOWN CENTRE & M62
- DINING KITCHEN
- BATHROOM
- DRIVEWAY
- LOUNGE
- TWO BEDROOMS
- GARDENS TO THREE SIDES
- GARAGE

bramleys

This two bedroom semi detached property is well presented throughout. Ideally located for local amenities, access to Halifax, Huddersfield and the M62 network. Accommodation briefly comprises of; entrance hall, living room, kitchen, first floor landing, two bedrooms and bathroom. Externally, the property has garden areas to the front, side and rear, with off road parking and garage. Bond £865.00

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