



## 24 Duke Street, Elland, Halifax, HX5 0HX

£795 PCM

- ON STREET PARKING
- UNDERGONE A PROGRAMME OF UPGRADING INCLUDING NEW KITCHEN UNITS, FLOORING & RE-DECORATION
- KITCHEN WITH ELECTRIC OVEN
- BATHROOM
- SMALL ENCLOSED GARDEN TO FRONT & ENCLOSED GARDEN TO REAR WITH EXTERNAL STORE
- LOUNGE
- TWO BEDROOMS

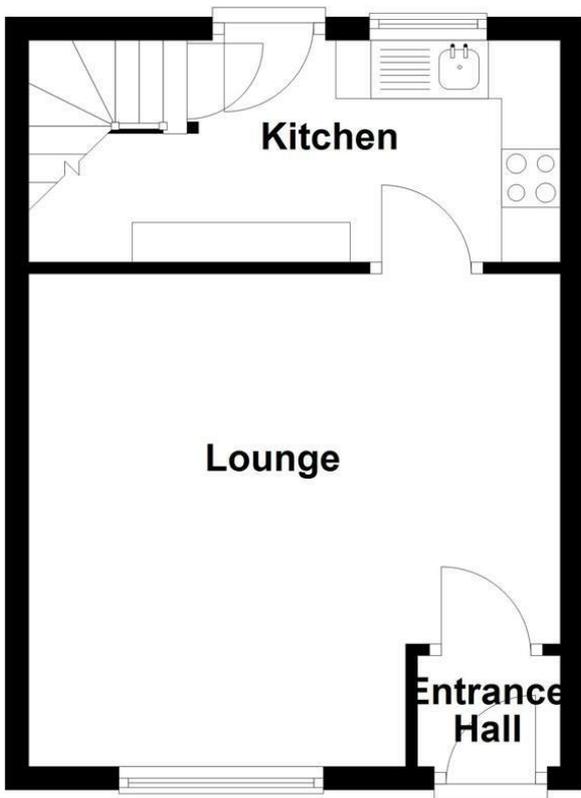
**bramleys**

This stone built 2 bedroomed mid through terrace property has uPVC double glazing and a gas fired central heating system. Having accommodation comprising in brief:- entrance vestibule, lounge, kitchen, first floor landing, 2 bedrooms and a bathroom. Externally, there is a small enclosed front garden area and a further low maintenance enclosed garden area to the rear. There is on street parking available on Duke Street and the property is located on a bus route for access to Huddersfield, Brighouse and Halifax. The property would ideally suit the professional couple, single person or family with a small child. The property is available to let on an unfurnished basis with immediate occupation. Bond £915.00

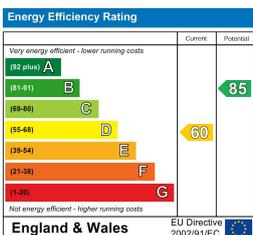
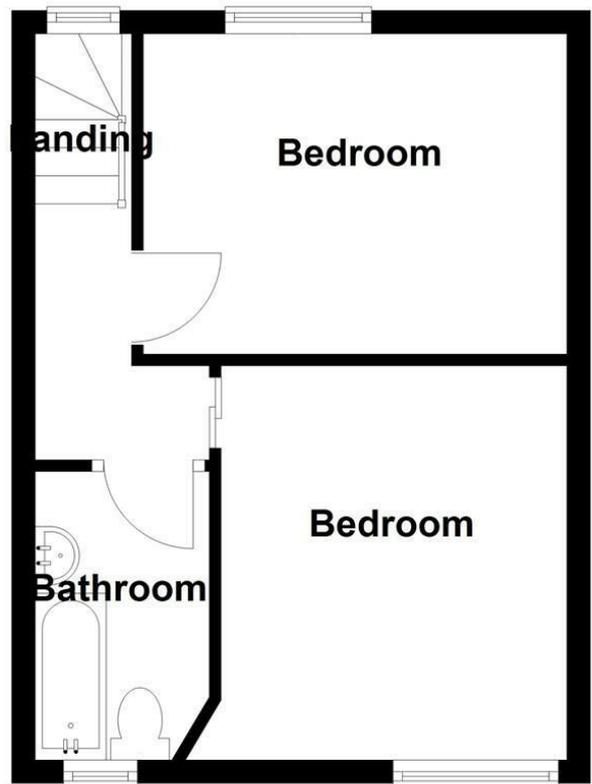
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO PETS \*\*\*\*\*

### Ground Floor



### First Floor



#### 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