



**26 Hullen Edge Road,
Elland, HX5 0QY**

£1,200 Per Month

- BEAUTIFUL LANDSCAPED GARDENS
- DRAWING ROOM/LOUNGE, DINING ROOM, SEWING ROOM, DINING KITCHEN, SUN LOUNGE & UTILITY
- STUDY

- SITUATED ON OUTSKIRTS OF ELLAND
- FOUR BEDROOMS, MASTER WITH EN SUITE AND DRESSING AREA
- GARDENS, DRIVEWAY

bramleys

This well presented and substantial gentleman's residence is set within beautifully landscaped gardens and would be ideal for a growing family. Being situated on the outskirts of Elland town centre and having accommodation briefly comprising as follows: entrance hallway, drawing room/ lounge, dining room, sewing room, dining kitchen being open to the sun lounge, there is a utility, ground floor cloaks and pantry. To the first floor are four bedrooms the master bedroom with ensuite and dressing area, ensuite shower room and further Jack and Jill bathroom and there is also a study. Externally the property is situated in substantial grounds with lawns, patio, pagoda and a driveway. Offered to let on an unfurnished basis and the rent includes garden maintenance. Bond £1380.00

*****PLEASE NOTE THE GARAGE IS NOT INCLUDED IN THE TENANCY*****



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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