



1 Bath Street,  
Elland, HX5 0NB

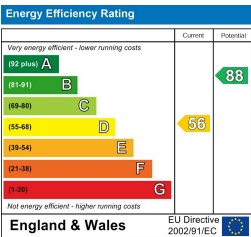
£645 Per Calendar Month

**bramleys**

MINIMUM SIX MONTH LEASE, LANDLORD LOOKING FOR A LONG TERM TENANT.

Being immaculately presented is this 2 bedroomed property situated over 3 floors. The property has a gas fired central heating system and uPVC double glazing and has accommodation briefly comprising:- lounge, kitchen, first floor landing, bedroom, bathroom and second floor attic bedroom. Externally, the property has a paved garden area. Being located in Elland where there are an array of amenities and being within easy reach of Halifax, Huddersfield centres and the M62 motorway network making commuting possible. This well presented accommodation is offered to let on an unfurnished basis with immediate occupation. Bond £744.00 A well behaved dog will be considered for the property. Council Tax band A.

\*\*\*\*\*STRICTLY NO CATS OR SMOKERS\*\*\*\*\*



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