



## 26 Fern Rise, Elland, HX5 9QP

- CONVENIENT LOCATION
- DINING KITCHEN
- BATHROOM
- DRIVEWAY & GARAGE

£1,450 Per Calendar Month

- LOUNGE & DINING ROOM
- FOUR BEDROOMS, MASTER WITH EN SUITE
- GARDENS TO FRONT AND REAR

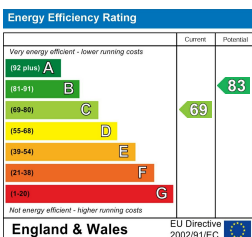
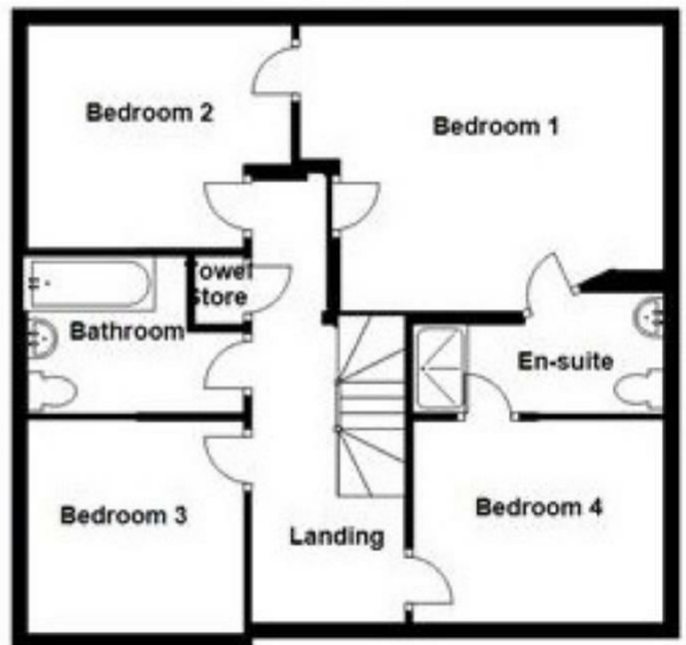
**bramleys**

MINIMUM 12 MONTH TENANCY. An executive detached property which is available to let on an unfurnished basis. The property occupies a prime position on a private cul de sac within this highly regarded modern development which is convenient for the award winning schooling together with access to the M62 motorway network and the towns of Elland, Halifax and Huddersfield. The accommodation comprises: Entrance hallway, cloaks/wc, lounge, breakfast kitchen, dining room, Four first floor bedrooms (master en suite), house bathroom. Gardens, Driveway and private rear garden. STRICTLY NO PETS OR SMOKERS. COUNCIL TAX BAND D. Bond £1730.00.

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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

