



13a Elizabeth Street, Elland,
HX5 0JH

£450 PCM

- GROUND FLOOR FLAT LOCATED ON THE OUTSKIRTS OF ELLAND
- ONE BEDROOM
- PARKING AVAILABLE AT THE REAR OF THE BLOCK
- OPEN PLAN LIVING KITCHEN
- BATHROOM

bramleys

***** MINIMUM SIX MONTH LEASE *****

Being offered to let on an unfurnished basis is this 1 bedoomed ground floor property which has upvc double glazing and a gas fired central heating system. The property has accommodation which comprises in brief:- entrance hall, open plan lounge and kitchen area, bedroom and bathroom. Parking is available to the rear of the block. The property is located on the outskirts of Elland where there are an array of amenities and there is a bus route on Southgate allowing access to Halifax and Huddersfield. Bond £515.00

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 *****

Basement



Ground Floor



Total area: approx. 35.7 sq. metres (383.9 sq. feet)

Energy Efficiency Rating

Rating	Score	Color	Current	Potential
Very energy efficient - lower running costs				
(92 plus) A	92+	Green		
(89-81) B	89-81	Light Green		
(69-80) C	69-80	Yellow		
(55-68) D	55-68	Orange		
(39-54) E	39-54	Red		
(21-38) F	21-38	Dark Red		
(1-20) G	1-20	Very Dark Red		
Not energy efficient - higher running costs				

74 75

EU Directive 2010/31/EU

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

CONSUMER PROTECTION ACT 1987 AND REGULATIONS 2000
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 all associated pipework, valves, fittings, etc.

PURCHASEES CAN NOT SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES, WHICH INCLUDES APPLIANCES WHICH ARE TO BE LEFT INSITU BY THE VENDORS.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND
FLOOD PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

