



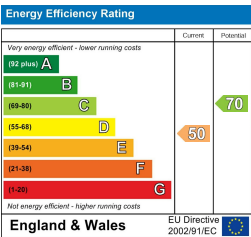
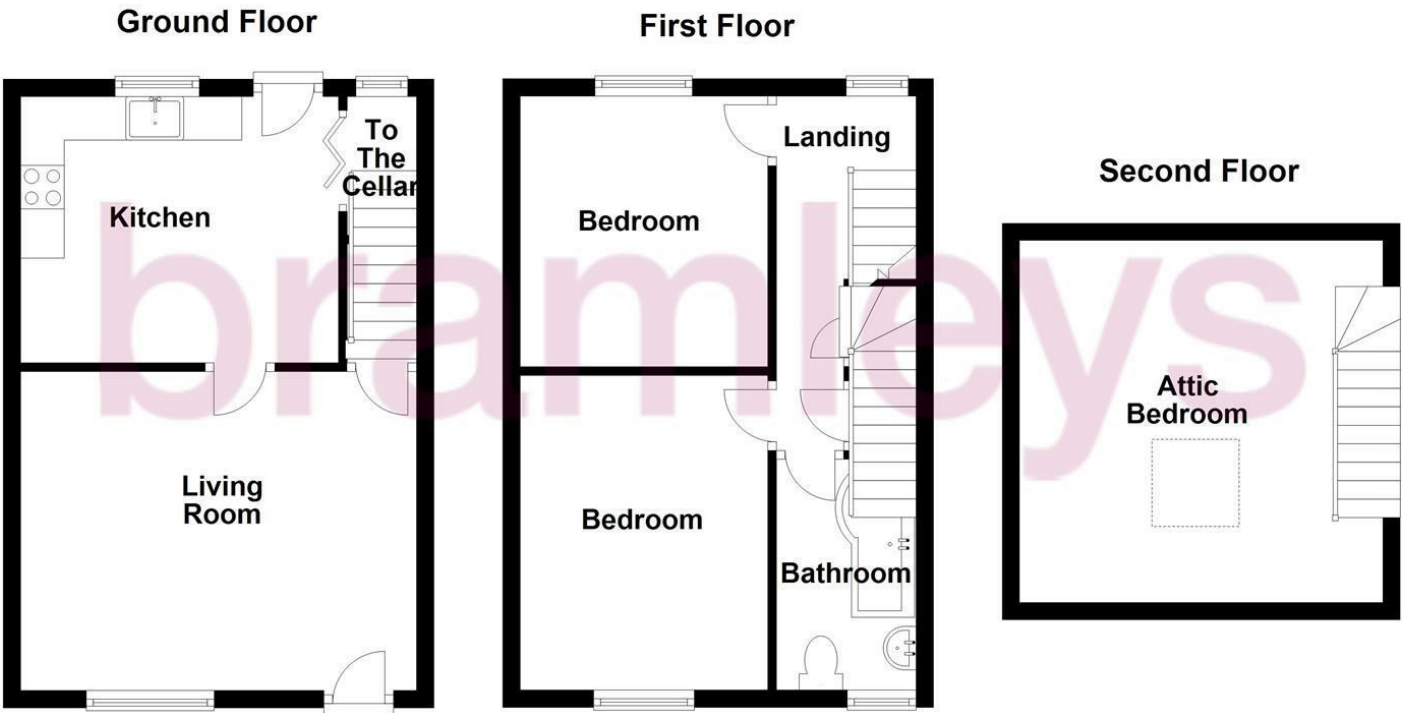
36 South Lane,
Elland, HX5 0PA

£825 PCM

bramleys

MINIMUM SIX MONTH LEASE

Being well presented throughout is this good sized 3 bedroom mid terrace property. Having a gas fired central heating system and uPVC double glazing and has accommodation comprising in brief:- lounge, kitchen, lower ground floor cellar, first floor landing, 2 first floor bedrooms, bathroom with 3 piece white suite and an attic bedroom. Externally, the property has a newly laid enclosed stone flagged patio area to the rear and there is an off road parking space beyond. The property is located in Elland where there are an array of amenities and has good access to both Huddersfield and Halifax and the M62 motorway network. The property is offered to let with immediate occupation. Bond £950.00



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