



Moorlands Road, Halifax, HX4 8JA
Per Month £1,100 Per Month

E&H Edkins Holmes
ESTATE AGENTS

A newly built three-bedroom end-terrace home offering modern living in a sought-after residential area. This well-presented property boasts contemporary finishes throughout and benefits from off-road parking for two vehicles. Ideally suited to families, professionals, or first-time buyers, the home combines stylish interiors with practical features and is conveniently located close to local amenities, schools, and transport links. SORRY NO PETS



Entrance Hall

Lounge 14'4" x 11'5" (4.380 x 3.495)

A well-presented lounge featuring a front-facing double glazed window, TV point, fitted carpet, pendant light, and a useful under-stairs storage cupboard.

Kitchen 14'11"x 8'1" (4.561x 2.466)

A modern kitchen equipped with a wide range of integrated appliances, including an electric hob and oven with extractor fan, microwave, fridge/freezer, and washing machine. Offers a good selection of base and wall units with stylish under-counter lighting, complemented by laminate flooring, a radiator, windows, and patio doors providing plenty of natural light.

First Floor

Bedroom One 11'8" x 8'4" (3.578 x 2.562)

A rear-facing room featuring a double glazed window, radiator, fitted carpet, and TV point

Bedroom Two 10'11" x 8'5" (3.329 x 2.573)

A bright front-facing room with a double glazed window, fitted carpet, radiator, and TV point.

Bathroom 6'2" x 8'1" (1.894 x 2.473)

A modern bathroom fitted with a white three-piece suite, including a shower over the bath. Features half-tiled walls, tiled flooring, and a chrome heated towel radiator.

Attic Bedroom 15'0" x 11'7" (4.581 x 3.531)

A spacious attic bedroom featuring dual-aspect Velux windows, fitted carpet, and spotlights. Includes what could be used as study area with additional window, as well as useful under-eaves storage

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be

no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.







