



335 Valley Mill, Park Road,
Elland, HX5 9GZ

£795 Per Calendar Month

- LOCATED ON THE OUTSKIRTS OF ELLAND
- LIVING KITCHEN WITH ACCESS TO BALCONY
- BATHROOM

- THIRD FLOOR APARTMENT
- TWO BEDROOMS
- ON SITE GYM AND CONCIERGE

bramleys

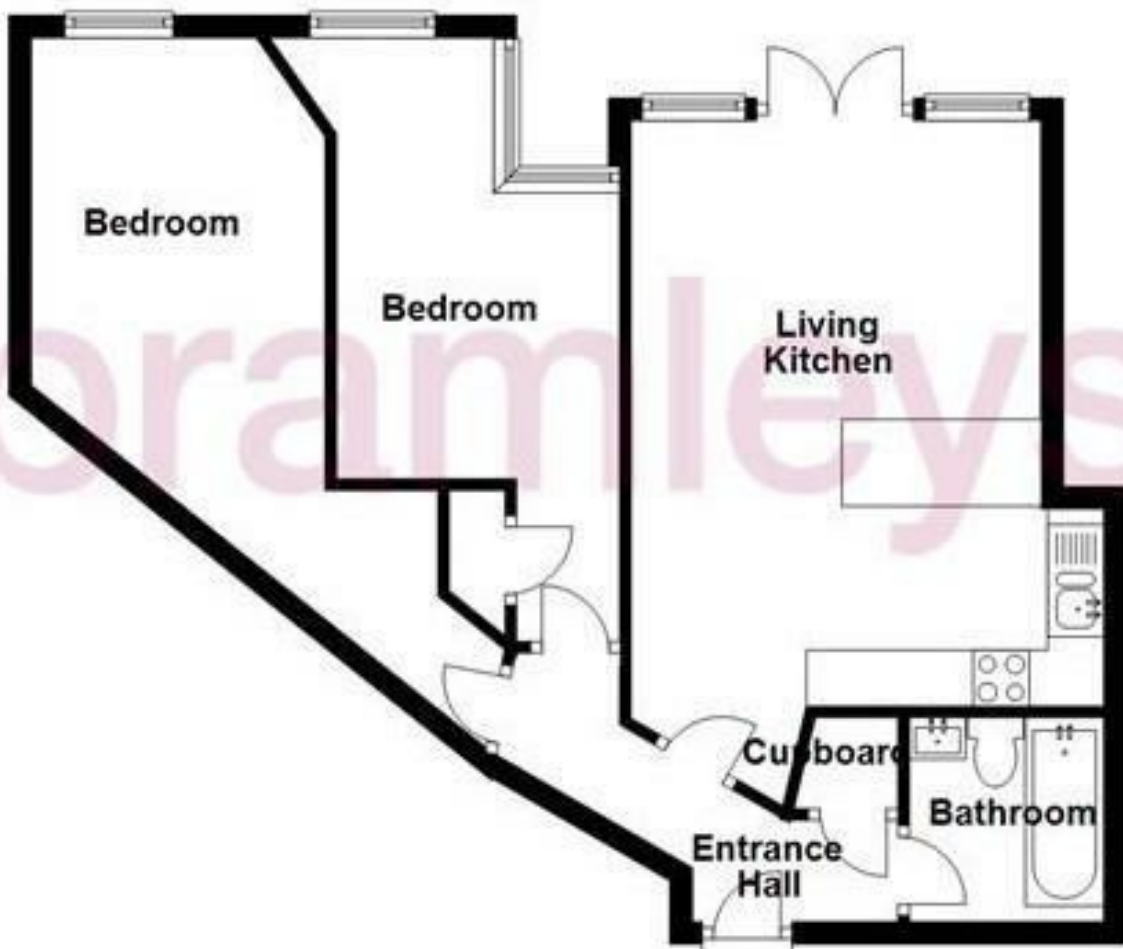
*****MINIMUM SIX MONTHS LEASE*****

Being immaculately presented is this 2 bedroomed third floor apartment. Having accommodation comprising in brief:- entrance hall, living kitchen area with access to the balcony, 2 bedrooms and bathroom. Being located on the outskirts of Elland where there are an array of amenities and has good access to Halifax and Brighouse town centres. The kitchen is equipped with integrated appliances to include dishwasher, fridge, freezer, dishwasher and microwave. There is parking available, please note this not allocated and is on a first come, first served basis. Being offered to let on an unfurnished basis with immediate occupation. This development has the benefit of a concierge and on site gym. Bond £910.00. Council Tax band C.

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 OR SMOKERS*****

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		86
(171-191)	B		
(149-170)	C	68	
(127-148)	D		
(105-126)	E		
(83-104)	F		
(61-82)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 in situ 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

