



Langdale Street,
Elland, HX5 0LZ

£700 Per Calendar Month

- CONVENIENT LOCATION FOR AMENITIES
- MODERN FITTED KITCHEN
- BATHROOM

- LOUNGE
- TWO BEDROOMS
- YARD TO REAR

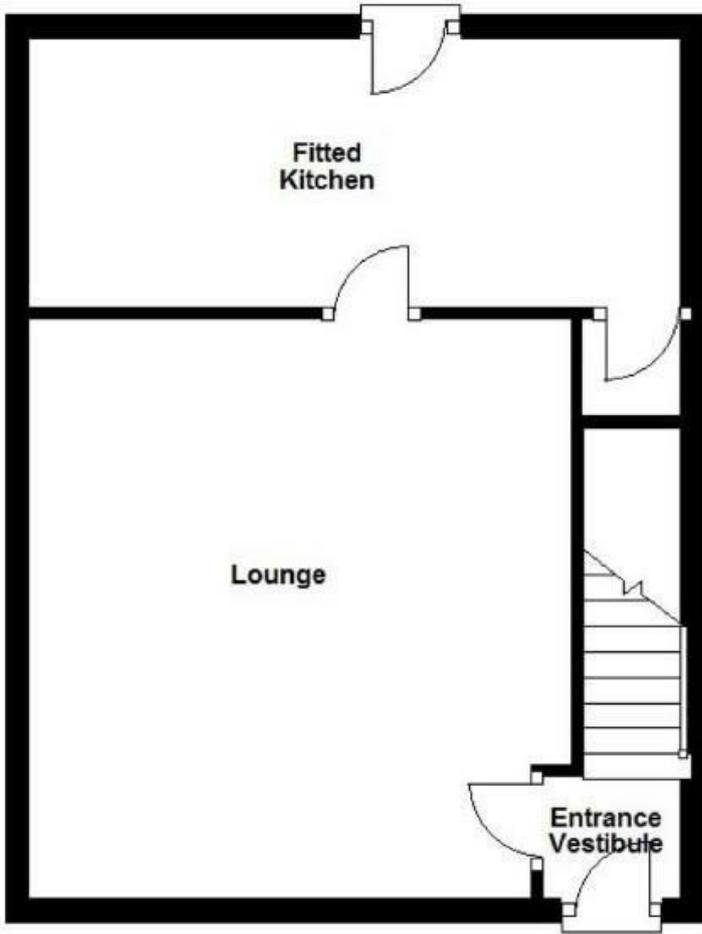
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*****MINIMUM SIX MONTH LEASE *****

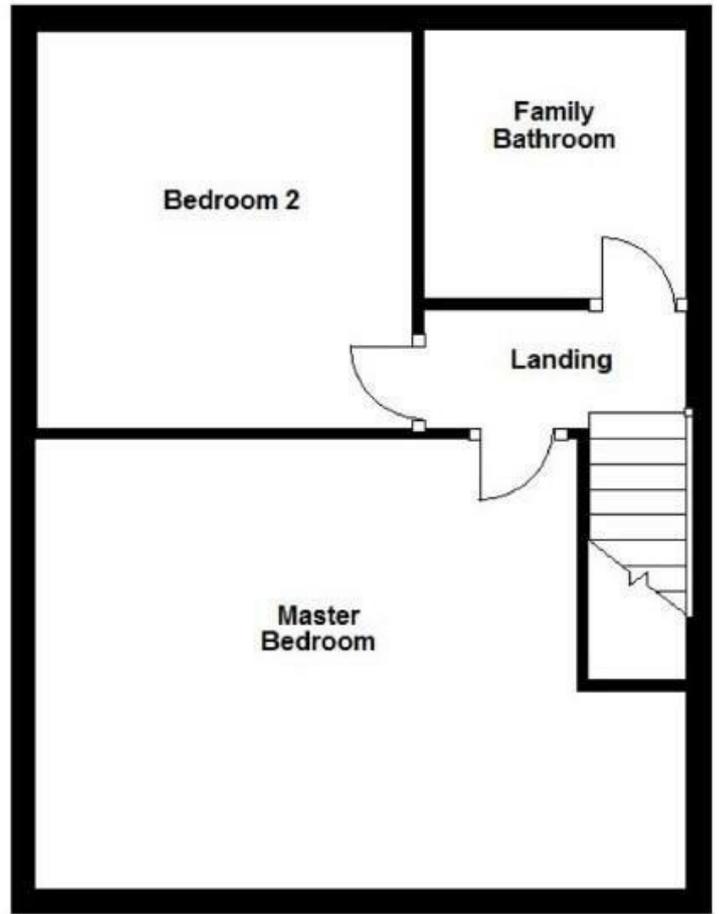
Offered to let is this generous through terraced property having recently undergone some cosmetic improvement to include new floor coverings and redecoration throughout. The property has uPVC double glazing and gas fired central heating and has accommodation comprising in brief:- entrance hall, lounge, modern dining kitchen, first floor landing, 2 bedrooms and bathroom with 3 piece suite. Externally, there is a low maintenance garden area to the rear. Being situated in this convenient locality which is well placed for the amenities within Elland town centre. Elland is well situated for access to the M62 motorway network and also the larger towns of Brighouse, Halifax and Huddersfield. Being offered to let on an unfurnished basis with immediate occupation. Bond £800.00

***** NO PETS OR SMOKERS *****

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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 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

