



136 Valley Mill, Park Road, Elland,
Halifax, HX5 9GY

£695 Per Calendar Month

- FIRST FLOOR 2 BEDROOMED APARTMENT
- MODERN KITCHEN
- CONCIERGE AND ONSITE GYM

- CANAL VIEWS
- WELL REGARDED MILL COMPLEX

bramleys

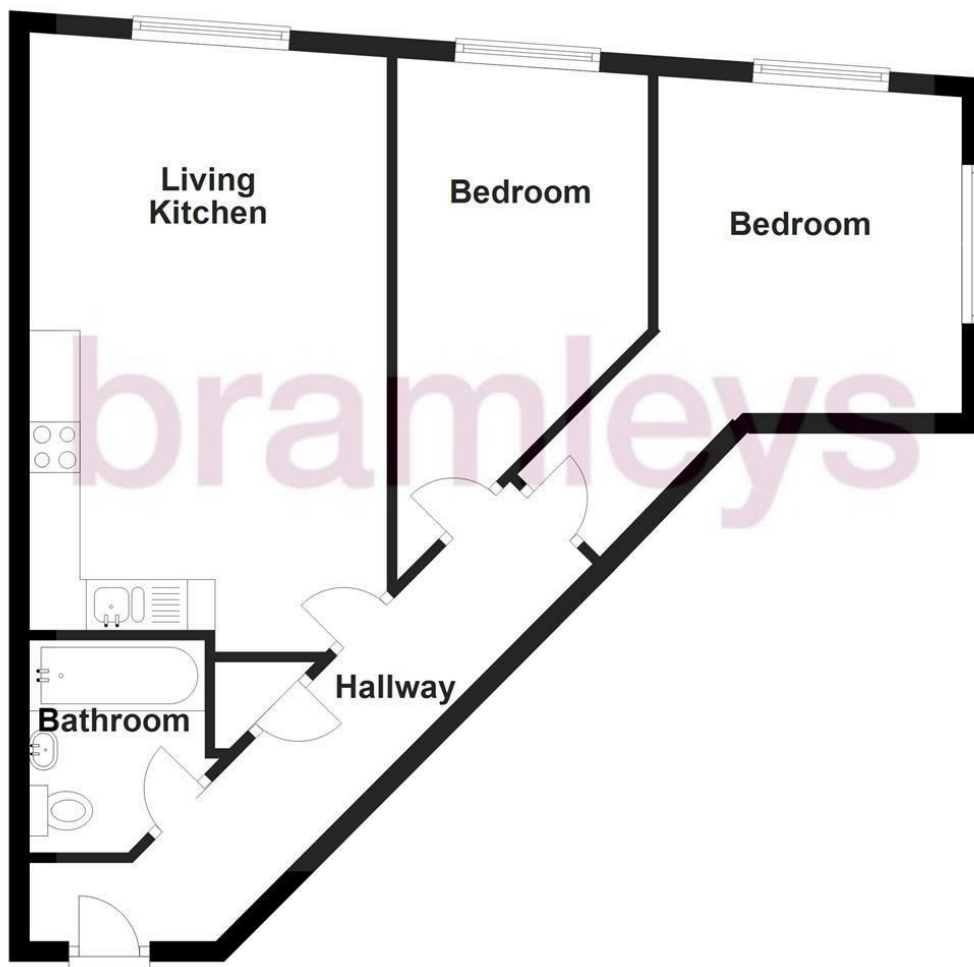
***** MINIMUM SIX MONTH LEASE *****

Located in the annex to the main building is this 2 bedroomed, first floor corner apartment which has recently undergone some cosmetic improvement to include new carpets and redecoration. Benefitting from modern fixtures and fittings throughout alongside double glazing and electric heating, the property also offers a generous lounge open plan with the kitchen area as well as 2 bedrooms and a house bathroom. There is parking available, please note, this not allocated and is on a first come, first served basis. Valley Mill has earned a superb reputation in the local area with an onsite gym, concierge and secure parking. Being located just outside Elland town centre, Valley Mill is convenient for access to amenities within Elland, Brighouse and Halifax town centres together with access to the M62 motorway network. Being available with immediate occupation and offered to let on an unfurnished basis. Bond £800.00. Council Tax band B.

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 at the property*****

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		85
(171-191)	B		
(150-170)	C		
(130-149)	D		
(110-129)	E		
(90-109)	F		
(70-89)	G	75	
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

