



New Vicarage Mount Pellon, Church Lane,

£1,200 PCM

- CLOSE TO LOCAL AMENITIES
- KITCHEN & UTILITY ROOM
- SHOWER ROOM & SEPARATE WC
- DRIVEWAY & GARAGE
- MAXIMUM SIX MONTH LEASE
- LOUNGE, DINING ROOM & STUDY
- FOUR BEDROOMS
- BATHROOM
- GARDENS TO SIDE AND REAR

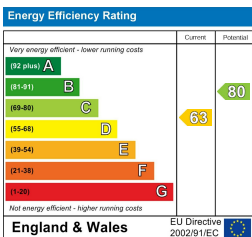
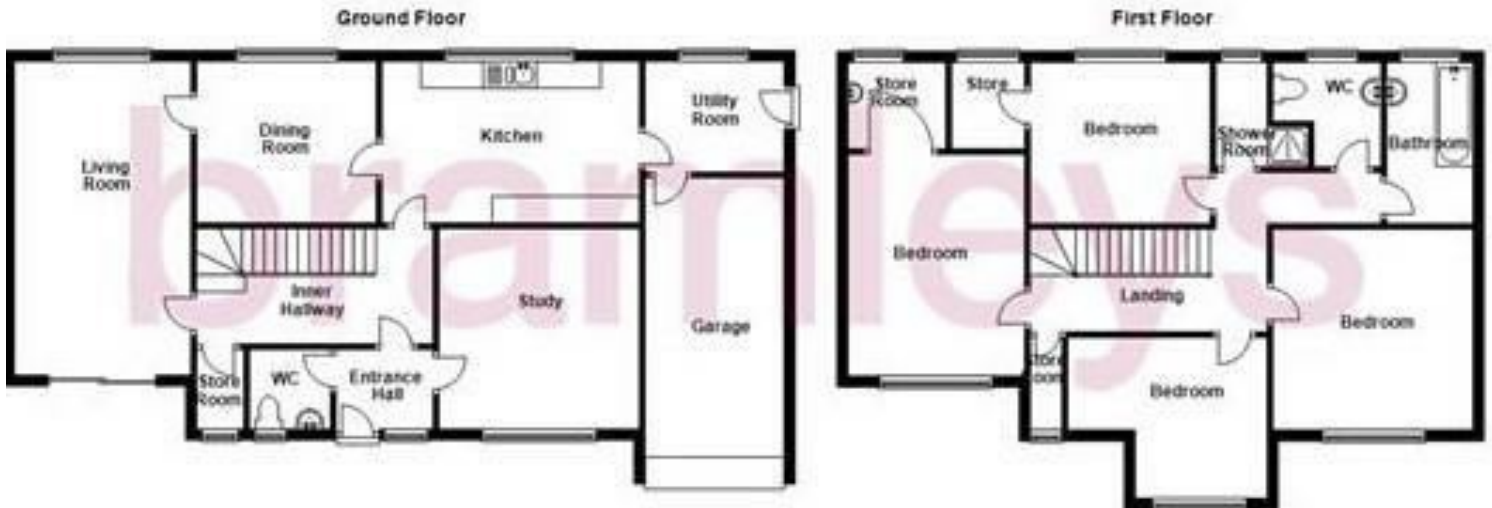
bramleys

THIS TENANCY IS FOR A MAXIMUM 6 MONTHS ONLY, THE PROPERTY CANNOT BE RENTED BEYOND APRIL 2025

Having recently undergone some cosmetic improvement is this 4 bedroomed detached family home. This well presented and good sized accommodation briefly comprises:- entrance hall, ground floor WC, study, lounge, dining room, kitchen, utility room, integral garage, first floor landing, 4 bedrooms, shower room, separate WC and bathroom. Externally, the property has a driveway providing off road parking and garden areas to the side and rear. The property has uPVC double glazing and a gas fired central heating system and is available with immediate occupation. Being located in Mount Pellon where there are an array of amenities close by and is approximately 2 miles from Halifax Town Centre. Bond £1380.00. Council Tax band E

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 AT THIS PROPERTY *****



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