



50 Melrose Court, Recreation Lane,

£1,100 PCM

- ENJOYING VIEWS OVER SURROUNDING PARKLAND
- MASTER BEDROOM WITH WALK IN WARDROBE
- FAMILY BATHROOM
- BREAKFAST KITCHEN WITH OVEN, HOB & EXTRACTOR
- EN SUITE SHOWER ROOM
- TWO ALLOCATD PARKING SPACES

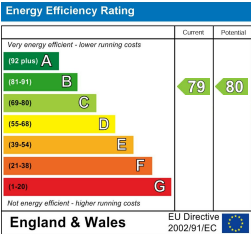
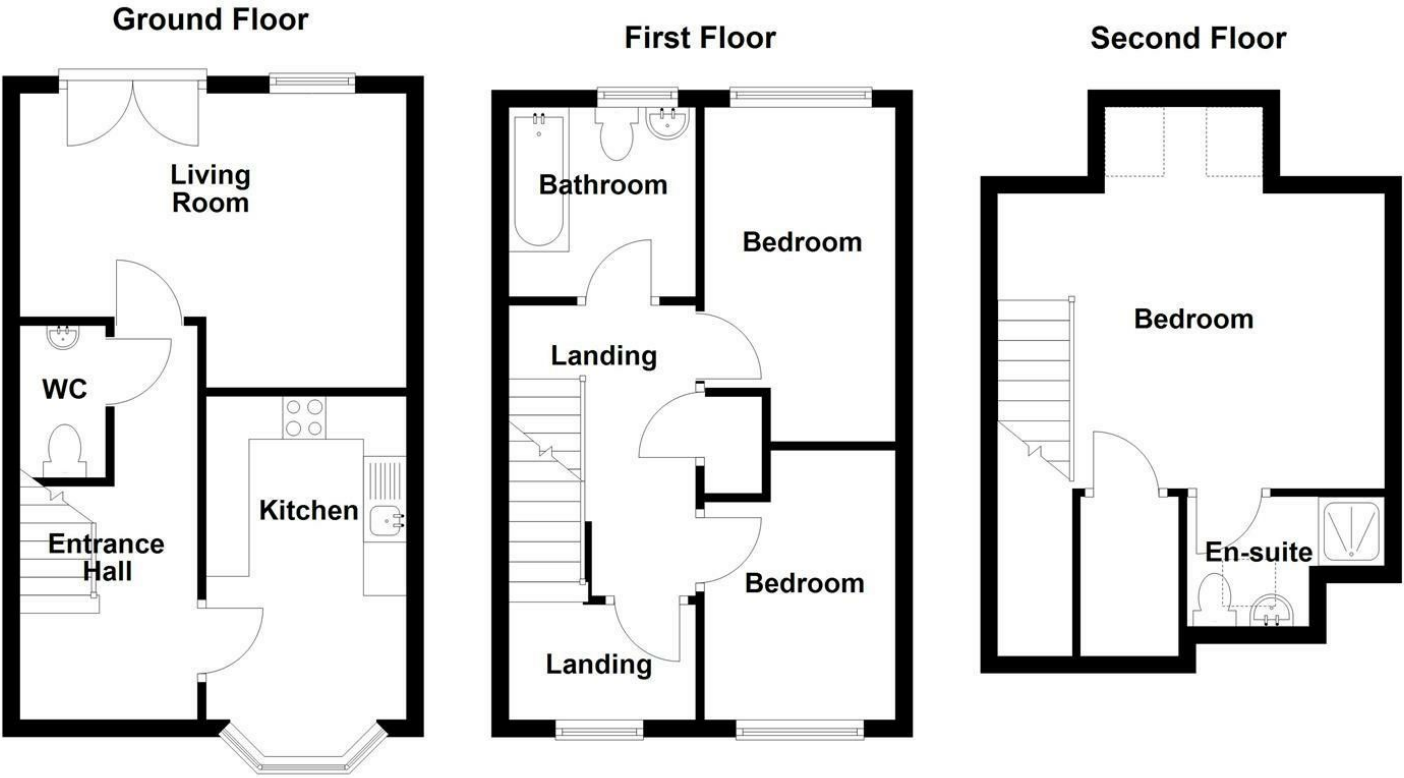
bramleys

MINIMUM SIX MONTH LEASE

This modern built stone town house being conveniently located for amenities in Elland, Halifax and Huddersfield is offered to let on an unfurnished basis. Occupying a superb position enjoying views over surrounding parkland has accommodation briefly comprising entrance hallway, cloakroom/wc with two piece suite in white, breakfast kitchen incorporating integrated appliances including a four ring gas hob, electric oven and extractor and living room with French doors giving access to the rear garden. To the first floor there are two bedrooms and family bathroom with a contemporary three piece suite in white. To the second floor there is a master bedroom with a walk in wardrobe and en suite shower room comprising of a three piece suite in white. Externally there is a paved and lawned garden to the rear and to the front there are two allocated parking spaces and a bin store. The property also benefits from uPVC double glazing and gas fired central heating. Bond £1265.00

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, SMOKERS OR STUDENTS*****



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