



46 Park Avenue,
Elland, HX5 0BA

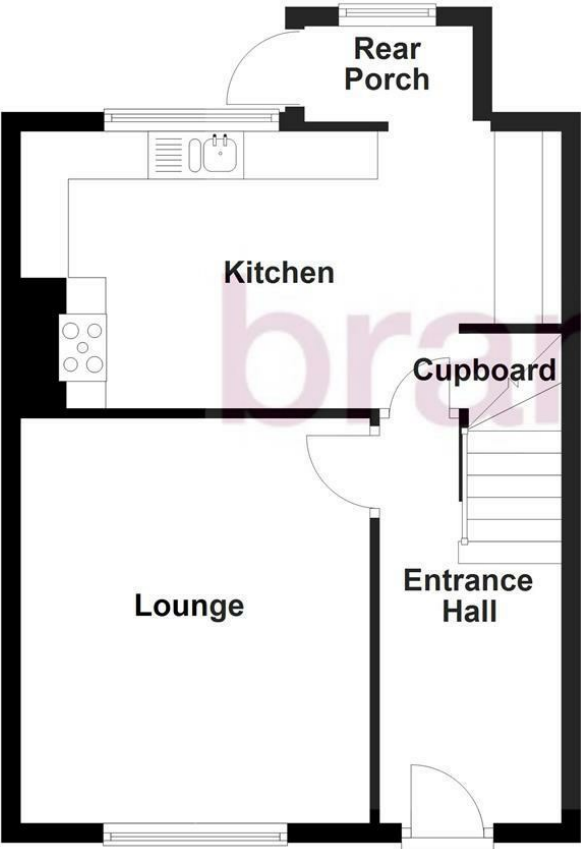
£950 Per Calendar Month

bramleys

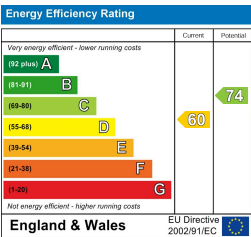
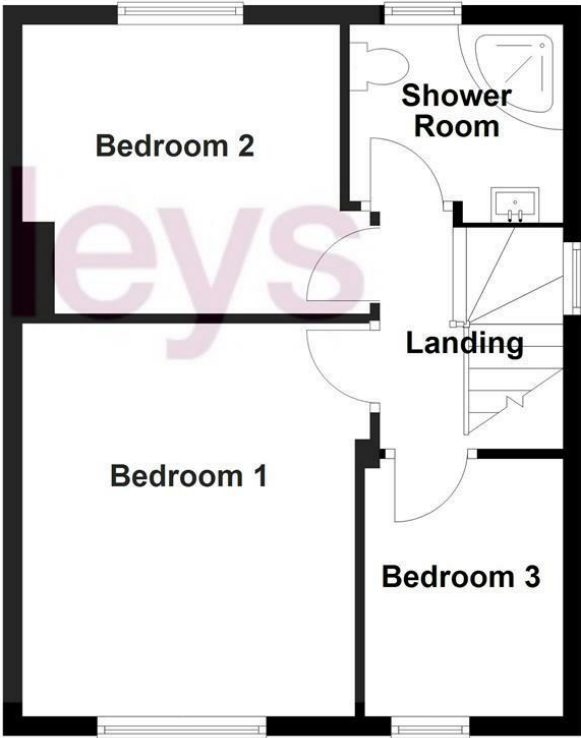
This brick built 3 bedroomed end of terrace property has been upgraded to an excellent standard by the current owners and provides a well presented and well maintained family home. Being tastefully decorated throughout with modern fixtures and fittings and has the benefit of uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, lounge, kitchen, rear porch, first floor landing, 3 bedrooms and shower room. Externally, the property has a tarmacadam driveway providing off road parking to the front and to the rear there is a paved and lawned enclosed garden area. The property is located on the outskirts of Elland town centre where there are amenities available in the town centre, there is access to local schooling and the property is located on a bus route on Jepson Lane for access to Huddersfield and Halifax. The property is available to let on an unfurnished basis with immediate occupation. EPC RATING D, BOND £1095.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

Ground Floor



First Floor



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

