



Flat 1, 21A Town Hall Street, Sowerby Bridge,

£625 Per Calendar Month

- LOCATED IN THE HEART OF SOWERBY BRIDGE
- TWO BEDROOMS
- PROSPECTIVE TENANT TO MAKE ENQUIRIES AS TO AVAILABILITY OF ON STREET PARKING

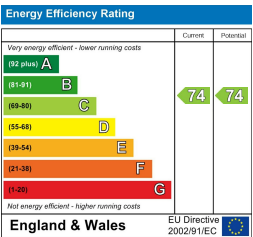
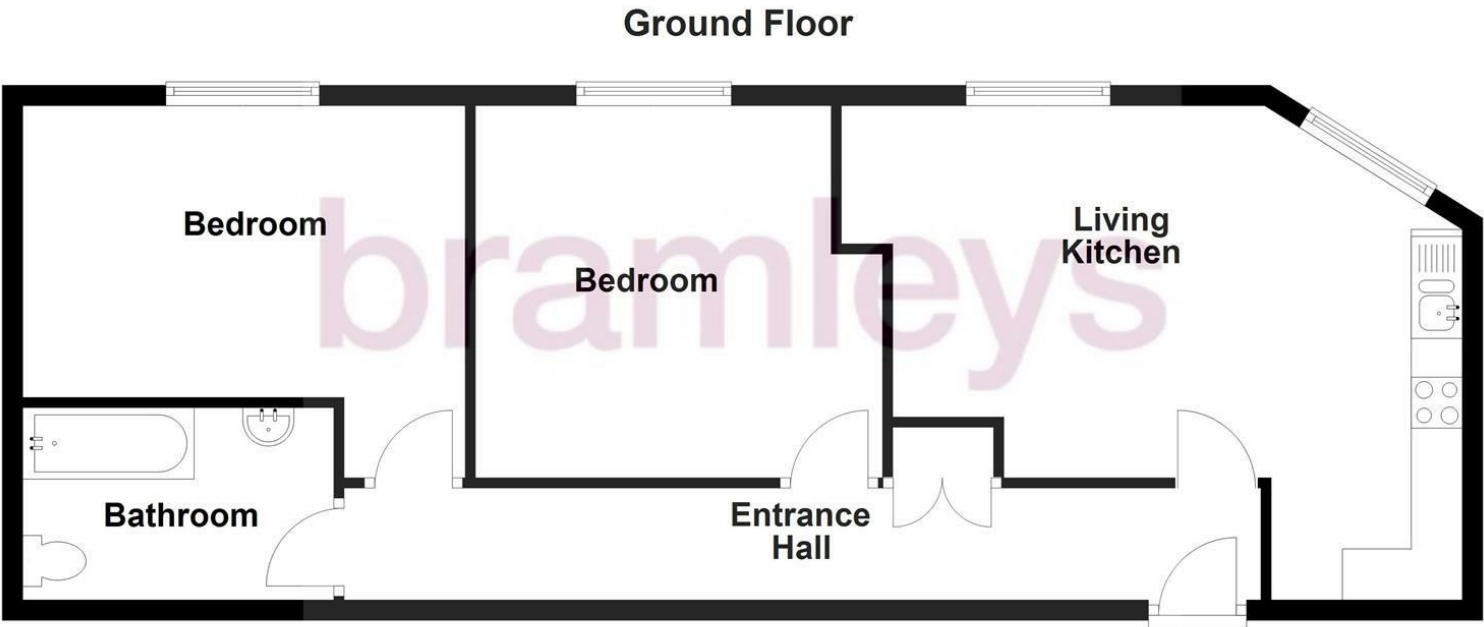
- LIVING KITCHEN
- BATHROOM

bramleys

***** MINIMUM SIX MONTH LEASE *****RENT INCLUDES WATER & GAS*****

Located in the heart of Sowerby Bridge is this 2 bedroomed first floor flat. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hallway, living kitchen, 2 bedrooms and bathroom. There is no external space with this flat and parking is available on nearby streets, prospective tenants are advised to make their own enquiries in relation to on street parking. Being within walking distance of shops and local amenities, train station and on a bus route for access to Brighouse, Elland, Halifax, Ripponden and Rochdale. The property would be ideal for a single occupant or couple. Being offers to let on an unfurnished basis with immediate occupation. Bond £720.00

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



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

