



## Apartment 332, Valley Mill Park Road,

£750

- LOCATED ON THE THIRD FLOOR
- MODERN KITCHEN
- BATHROOM
- ON SITE CONCIERGE

- LOCATED ON THE OUTSKIRTS OF ELLAND AND CONVENIENT FOR HALIFAX, HUDDERSFIELD & BRIGHOUSE
- TWO BEDROOMS WITH FITTED WARDROBES
- PARKING IS AVAILABLE ON A FIRST COME FIRST SERVED BASIS
- SECURE POST ROOM

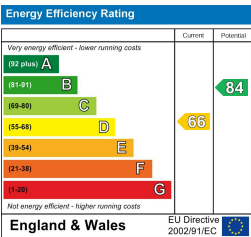
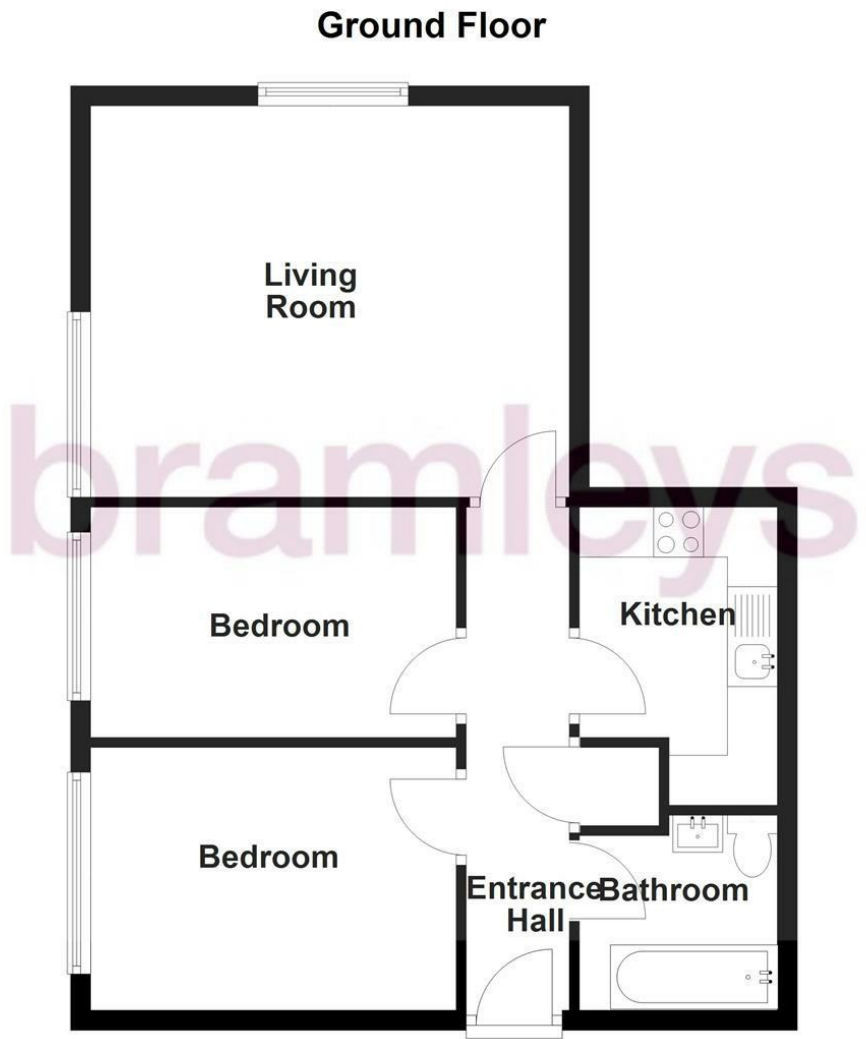
**bramleys**

\*\*\*\*\* MINIMUM TWELVE MONTH LEASE \*\*\*\*\*

Located on the third floor, is this modern and well presented 2 bedroomed apartment. The property has electric heating and uPVC double glazing and has accommodation comprising in brief:- entrance hall, lounge with feature exposed brick walls, modern kitchen, 2 bedrooms with fitted wardrobes and modern bathroom. Please note, there is no outside space with this property and parking is available on a first come first served basis in the apartment car park, there is no allocated parking. The property is located on the outskirts of Elland and being conveniently placed for access to Halifax, Huddersfield and Brighouse. Offered to let on an unfurnished basis with immediate occupation. Bond £865.00

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 \*\*\*\*\*



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 in situ 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