



## 30 Melrose Street

Lee Mount, Halifax, HX3 5BZ

**£425 Per Month**





Offered for let is this studio ground floor flat with off road parking. This accommodation is ideally suitable to a professional individual. Internally comprising of lounge/kitchen/bedroom area, shower room and sizable cellar. Situated in the residential area of Lee Mount providing access to amenities and great commuter links.

#### Accommodation

This studio flat internally comprising of an open plan living area for use of lounge/kitchen/bedroom. The kitchen facilities include a combination of units with electric oven, hob and extractor. A shower room with enclosed shower cubicle, electric shower, low flush WC and pedestal sink. The accommodation also offers a sizable cellar with washing machine included. There is accessibility of off-road parking for one vehicle to the front of property.

#### Location

Situated within a popular residential area of Lee Mount convenient to local amenities of superstores, wellbeing facilities and greenery areas. The location provides access to public transport and commuter links to Halifax town and the wider area.

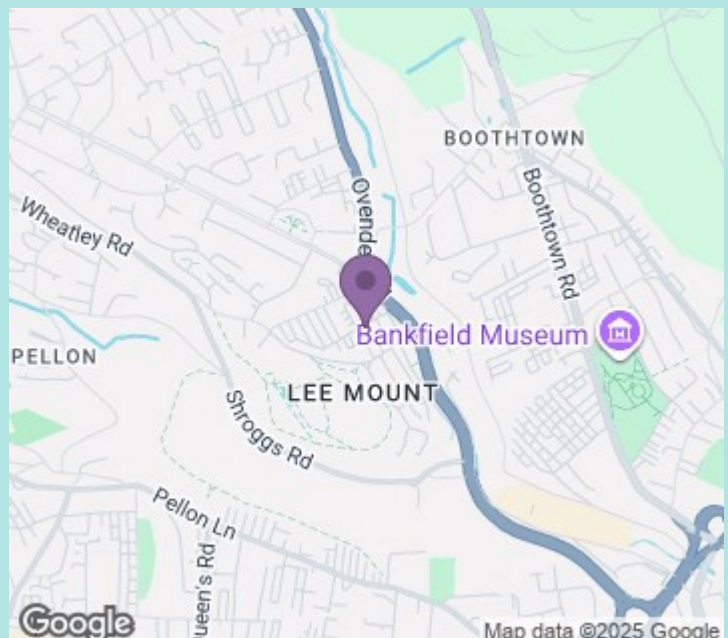
#### Ground Floor

Approx. 21.9 sq. metres (236.3 sq. feet)



Total area: approx. 21.9 sq. metres (236.3 sq. feet)

Council tax band: A  
EPC rating: E  
Deposit: £490



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