



35 Blackberry Way

Halifax, HX3 9EP

£1,500 PCM





Spacious three-storey property ideal for company lets or shared living, offering three fully furnished bedrooms with built-in wardrobes and two bathrooms including en-suite, family bathroom, and an additional WC. The property features a large open-plan lounge, plus a second lounge/games room with access to a generous rear garden. Fully equipped kitchen with integrated appliances and dining area, separate utility with washer/dryer, and garage for additional storage.

The accommodation is available to let by a company entity on a Common Law Tenancy for occupation by relevant Directors or employees. Gardening services can be provided to keep maintenance to a minimum, and furnishings ensure a seamless occupation for team members.

Location

Blackberry Way offers an excellent location for a corporate let, combining strong regional connectivity with a pleasant residential setting. The property benefits from convenient access to the M62 motorway, providing direct routes to major commercial centres such as Leeds and Manchester - ideal for professionals commuting across the region. Rail connections are equally accessible, with Halifax railway station offering regular and reliable services, ensuring straightforward and efficient daily travel. The surrounding area also provides a wide range of amenities, including supermarkets, retail outlets, and leisure facilities, supporting a convenient and comfortable lifestyle for corporate tenants.

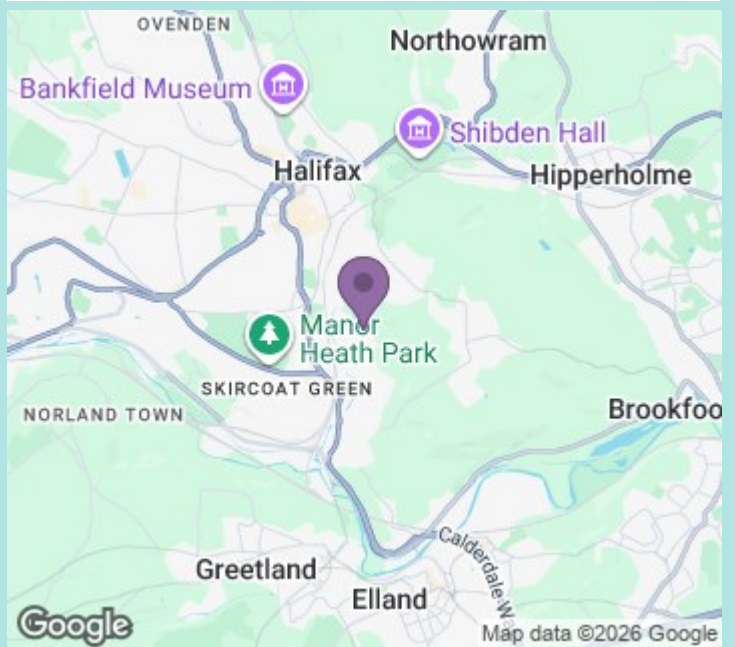
Accommodation

This spacious property is arranged over three floors and offers excellent accommodation, ideal for company lets or shared living. The home features three well-proportioned bedrooms, all with built-in wardrobe space and furnished for convenience. There are three bathrooms in total, including a modern en-suite, a family bathroom, and an additional WC located on the middle floor. The property benefits from a large, open-plan lounge area, fully furnished with comfortable L-shaped sofa, a TV, and broadband already installed. On the ground floor, there is a second lounge and games room, providing additional living space and direct access to a generous rear garden - perfect for relaxing or entertaining. The kitchen is fully equipped with integrated appliances, including a fridge, freezer, hob, and oven. There is also a spacious dining area complete with furnishings and cutlery. A separate utility area offers additional storage and includes a washing machine and Dryer. Further benefits include a garage, providing useful storage space for equipment or personal belongings.

Council tax band: C
 EPC rating: C
 Deposit: £1,730



Total area: approx. 126.2 sq. metres (1358.1 sq. feet)



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