



## 42 Elizabeth Street, Elland, HX5 0LD

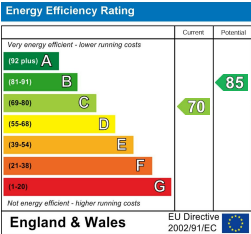
£750 Per Month

- CONVENIENTLY LOCATED
- LOUNGE
- LOWER GROUND FLOOR CELLAR
- FAMILY BATHROOM
- COMMUNAL AREA TO REAR
- RECENT RENOVATION
- KITCHEN
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN TO FRONT

**bramleys**

Situated in Elland this two bedroomed terraced property is offered to let on an unfurnished basis. Having gas fired central heating and uPVC double glazing accommodation briefly comprises entrance hall, lounge, kitchen, lower ground floor cellar, first floor landing, 2 good sized bedrooms and a bathroom. Externally, there is a low maintenance slate garden with access from the kitchen to the rear communal access. Handily placed for local amenities and having good access to nearby Huddersfield and Halifax. Being 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.



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