



# HOME

MARKETING & MANAGEMENT

LAURA STREET, BOOHTOWN HX3 6DT

**£695 PCM**

Stone Terraced House

Two Double Bedrooms

Accommodation to 3 Floors

White Fitted Kitchen

Upvc Double Glazing

Gas Central Heating Combi Boiler

Neutral Decor

White Bathroom Suite

Deposit £801.00

Unfurnished



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**GENERAL DESCRIPTION**

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A two double bedroom terraced house with accommodation to 3 floors situated on a residential cul-de-sac in the area of Boothtown, Halifax. Will be of particular interest to professionals seeking affordable but well presented accommodation which benefits from: Modern décor throughout; white bathroom suite; fitted kitchen; useful cellar; Upvc double glazing; gas central heating with combination boiler; spacious lounge with feature fireplace (decorative only). Sorry no smokers. Unfurnished. Deposit £801.00.

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market. Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

**COUNCIL TAX BAND**  
A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

**OPENING HOURS**

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**

