



Watkinson Road, Holmfield,

£1,350 Per Calendar Month

***FULLY REFURBISHED TO A HIGH STANDARD THREE BEDROOM DETACHED PROPERTY IN HOLMFIELD ***

Situated in the highly sought after residential area of Holmfield. Within close proximity of an array of shops, supermarkets and Ofsted outstanding lower and upper schools. Offering excellent commuting links to Halifax town centre and to surrounding towns and cities via the motorway networks.

The property briefly comprises of ; Entrance porch ,NEW dining kitchen , reception room ,lounge ,NEW bathroom with shower over bath .To the first floor there are three bedrooms and a NEW shower room .

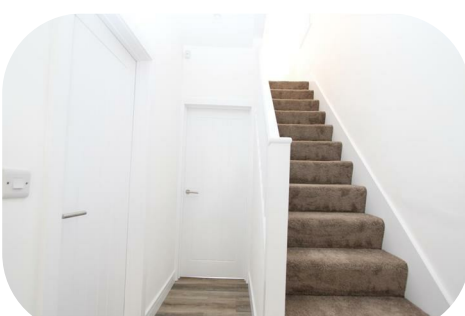
Externally there is a good size mature garden to the rear and ample parking to the front .Further benefits include GCH ,DG, ALARM and CCTV .

Council Tax TBC .

****VIEW IMMEDIATELY ****



Deposit
A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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