

VG ESTATE AGENT
Dedicated to selling your home...

27 Moorlands Place

Savile Park HX1 2XG

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£775 pcm

DECEPTIVELY SPACIOUS MID TERRACE PROPERTY

QUIET NO THROUGH LANE

OPEN PLAN LIVING ROOM / KITCHEN

LARGE CELLAR WITH EXTERIOR ACCESS

TWO DOUBLE BEDROOMS

FOUR-PIECE BATHROOM

UNFURNISHED

Located at the end of a quiet no-through lane, this mid terrace property offers deceptively spacious and well presented two double bedroom accommodation, with the advantage of a large cellar with exterior access.

INTERNAL

The kitchen is open plan to the living room and has an integrated fridge and dishwasher, four-ring electric hob and oven.
There is plumbing for a washing machine in the cellar.
The large cellar has an exterior door and window with plenty of space for storage.
The bedrooms are both good-sized doubles, complemented by a four-piece bathroom on the first floor comprising bath, WC, wash hand basin and large walk-in shower cubicle.

EXTERNAL

There is a small patio area to the front and parking on the lane directly outside.

DIRECTIONS

From Halifax town centre take the Huddersfield Road (A629) and after passing the swimming pool bear right (statue of man on horse) into Heath Road. At the mini-roundabout turn right into Free School Lane and Moorlands Place is on the right hand side, just after the off-licence on the right.

LOCATION

Moorlands Place is situated close to the green open spaces of Savile Park and Manor Heath. The town centre is within a 20 minute walk and local shopping is available at nearby Skircoat Green and Bell Hall. There is regular public transport and the M62 (J24) is within 15 minutes drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

Gas central heating. All mains services.

COUNCIL TAX BAND - A

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Living Room / Kitchen
20' 1" x 14' 11" (6.11m x 4.55m) Overall

Lower Ground Floor Cellar

First Floor Landing

Bedroom 1
14' 11" x 13' 5" (4.55m x 4.09m)

Bathroom

Second Floor Bedroom 2
21' 11" x 10' 6" (6.67m x 3.19m)

TENANT RENTAL APPLICATION PROCESS

If you wish to apply for a property, you will be required to complete a tenancy application form, provide necessary documentation and pay a holding deposit to reserve the property. This is equivalent to one weeks rent and is refundable. It will only be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Once the application is successful, you will be required to pay a bond / security deposit (equivalent to five week's rent) and sign the Tenancy Agreement. The first months' rent is due on the tenancy start date, and the holding deposit will be credited towards this.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019, as per our Tenant Fees Schedule (available on our website www.houses.vg).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).