Exchange Street, Halifax, HX4 8BT
Per Month £700 Per Month

Edkins & Holmes
ESTATE AGENTS

Tucked away on a side street in the up and coming area of West Vale is this beautifully presented, two bedroom property. Being set over three floors this house benefits from a good sized kitchen and living room along with modern wetroom.
The accommodation, in brief, comprises: Entrance hall and lounge to the ground floor. On the lower level is the kitchen with access to the cellar room. The first floor has two bedrooms and the house bathroom.
Energy Rating D

Ground Floor

Entrance Hall
Double glazed door to front elevation.

Living Room 14'4" x 14'7" (4.377 x 4.452)
Fireplace with electric fire. Radiator. Double glazed window to front elevation.

Lower Ground Floor

Kitchen 13'4" x 10'7" (4.077 x 3.237)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Tiled splashbacks. Electric oven. Gas hob. Plumbing for washing machine. Space for dryer. Boiler. Radiator. Double glazed window to front elevation.

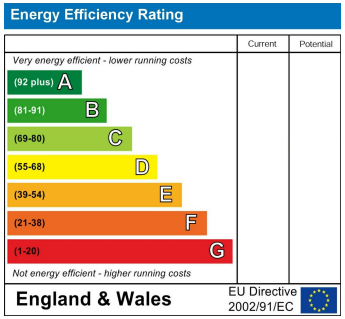
First Floor Landing

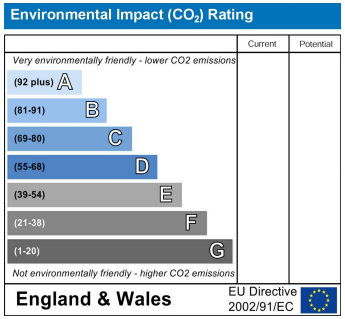
Bedroom 1 9'11" x 9'0" (3.041 x 2.755)
Built in wardrobes. Radiator. Double glazed window to front elevation.

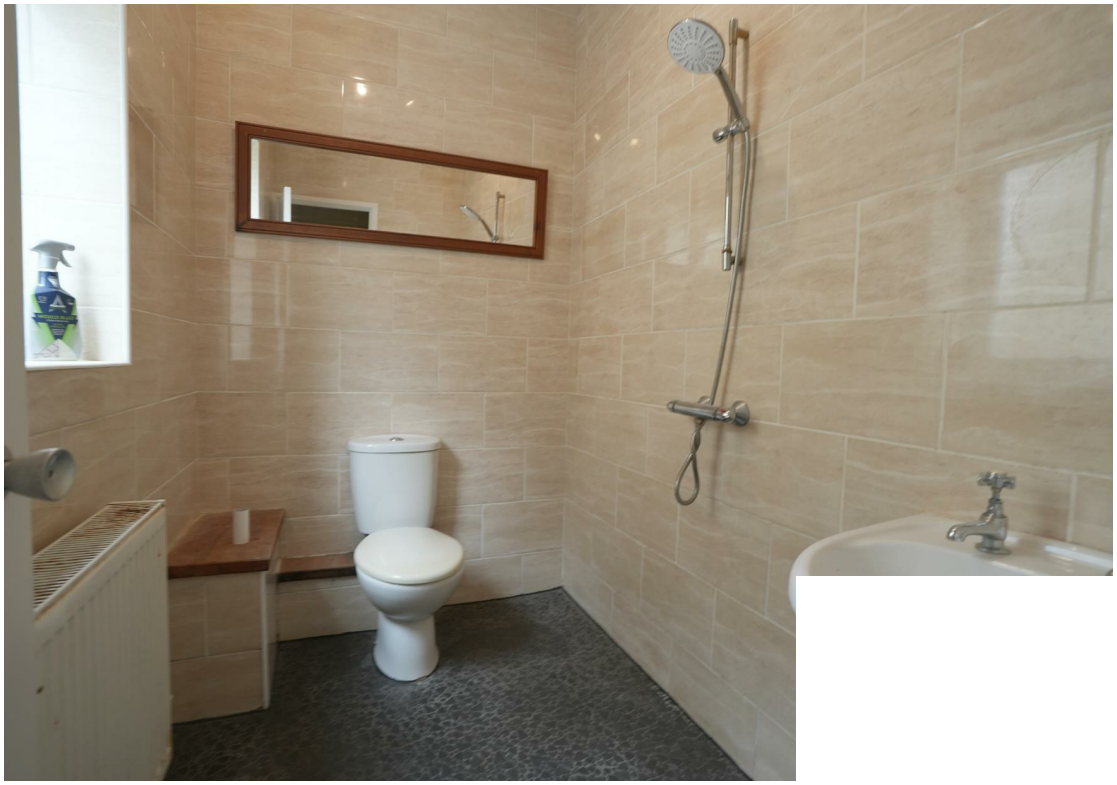
Bedroom 2 5'6" x 8'0" (1.695 x 2.447)
Built in storage cupboards. Radiator. Double glazed window to front elevation.

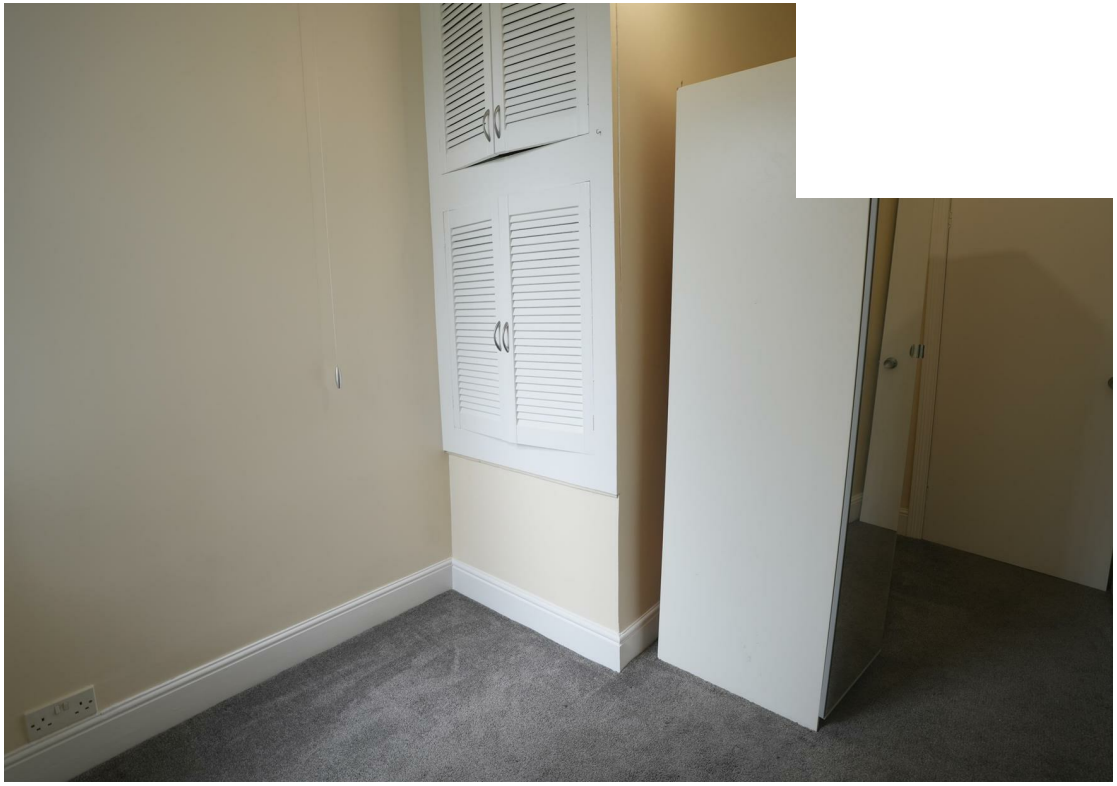
Wet Room
Wash hand basin. Low flush W.C. Shower. Radiator. Double glazed window to rear elevation.

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.









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