



Clay Pit Lane, HALIFAX, HX4 9JS
PCM £700 PCM

E&H Edkins Holmes
ESTATE AGENTS

A delightful and immaculately presented two bedroom cottage in the hamlet of Sowood. The property benefits from a log burning stove in the front room, modern kitchen and bathroom and enclosed cottage garden.

The accommodation, in brief, comprises: Lounge and kitchen to the ground floor and two bedrooms and house bathroom to the first floor. To the front of the property is an enclosed lawn garden and there is off road parking for one car to the front of the property.

Energy Rating D

Rent : £625

Deposit : £720

Holding Fee : £144



Lounge 14'11" into alcoves x 13'11" (4.553 into alcoves x 4.244)
Log burner in inglenook. Radiator. Double glazed windows to the front and rear elevations.

Kitchen 13'1" x 4'4" (4.010 x 1.341)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Induction hob. Access to cellar. Door to rear. Double glazed window to the rear elevation.

Landing
Stairs from lounge.Stairs from lounge.

Master Bedroom 10'11" to wardrobes x 10'5" (3.329 to wardrobes x 3.182)
Fitted wardrobes housing boiler. Radiator. Double glazed window to the front elevation.

Bedroom 2 8'1" x 7'6".1532'1" x 7'6" (2.467 x 2.3072.467 x 2.307)
Radiator. Double glazed window to the rear elevation.

Bathroom
Partly-tiled three-piece suite. Bath with mixer taps and shower. Wash hand basin. WC. Extractor fan. Radiator. Double glazed window to the rear elevation.

Front Garden
Enclosed lawn garden.

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.







