



£795

\*ONE BEDROOM\* \*CHARACTER PROPERTY\* \*IDEAL FOR COUPLES\* \*GARDEN\* \*CLOSE TO GREENAGATES & APPERLEY BRIDGE AMENITIES\*

Nestled on the charming Haigh Hall Road, this delightful terraced house is now available to let. With its fantastic character, this property is perfect for couples seeking a cosy and inviting home.

The house features a well-proportioned reception room, providing a warm and welcoming space for relaxation and entertaining. The single bedroom offers a comfortable retreat, while the modern bathroom is conveniently located to serve the needs of the household. One of the standout features of this property is its prime location. Situated close to the amenities of Greengates and Apperley Bridge, residents will enjoy easy access to a variety of shops, cafes, train station and local services, making daily life both convenient and enjoyable. The property also benefits from a lovely cottage garden.

This charming home combines character with practicality, making it an ideal choice for those looking to settle in a vibrant community.

Ask us about....

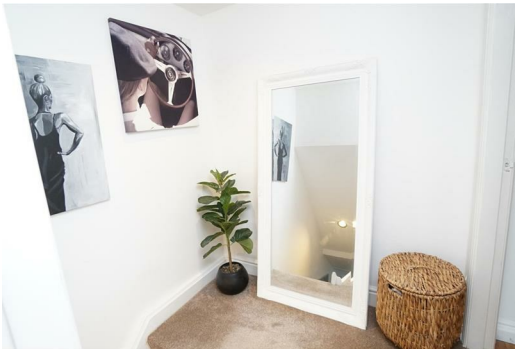
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

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