

45 Perseverance Mill, Westbury Street, Elland, HX5 9AG



Fourth floor apartment
Rent £475 pcm Bond £545

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING KITCHEN
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- IDEALLY LOCATED FOR ELLAND TOWN CENTRE



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bramleys

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ACCOMMODATION:

Entrance hallway: Having wood effect laminate flooring and wall mounted electric heater.

Living kitchen: 20'11" Max x 15'8" Max (6.38m Max x 4.78m Max) Having wood effect laminate flooring, Wall mounted electric heater, two large uPVC double glazed windows and featuring exposed stone to the walls. The kitchen area is fitted with a modern range of matching wall and base units with complimentary working surfaces, inset stainless steel sink with side drainer and mixer tap. Having a 4 ring electric hob with extractor canopy over and electric oven beneath and space and plumbing for an automatic washing machine.

Bedroom One: 13'1" x 9'2" (3.99m x 2.79m) A double bedroom having a wall mounted electric heater, glad you uPVC double glazed window and exposed stone to the outside wall.

Bedroom Two: 11'8" x 9'11" (3.56m x 3.02m) Having a large uPVC double glazed window exposed stonework to the outside wall and a wall mounted electric heater.

Bathroom: Being part tiled to the walls and furnished with a three-piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. Also having a chrome heated towel rail and extractor fan.

COUNCIL TAX BAND:

B

VIEWING:

Contact the agents

SCALE OF CHARGES:

Tenant fees DO NOT apply to tenants of assured shorthold tenancies, student accommodation or licences but may apply for other tenancy types.

Charges to tenants (where applicable):

- 1) Company Credit/Referencing £282 (inclusive of VAT) per property
- 2) Tenancy Renewal or Amendment £120 (inclusive of VAT)
- 3) Guarantor referencing £60 (inclusive of VAT) per Guarantor

A holding fee equivalent to one weeks rent will be taken from the successful applicant which will reserve the property. Upon a successful application, the holding fee will then be put towards the first months rent. This fee will be retained if the tenants pulls out, provides false information on their application form or fails Immigration Act checks.

WE HAVE CLIENT MONEY PROTECTION (CMP) VIA RICS – Registration number 000840

WE ARE A MEMBER OF THE PROPERTY OMBUDSMAN

Energy Performance Certificate

HM Government

Apartment 45 Perseverance Mills, Westbury Street, ELLAND, HX5 9AG

Dwelling type: Mid-floor flat Reference number: 0861-2810-6281-9971-6345
Date of assessment: 30 August 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 September 2019 Total floor area: 54 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,961
Over 3 years you could save	£ 1,761

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 147 over 3 years	You could save £ 1,761 over 3 years
Heating	£ 2,163 over 3 years	£ 582 over 3 years	
Hot Water	£ 594 over 3 years	£ 471 over 3 years	
Totals	£ 2,961	£ 1,200	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Current: 56 Potential: 83

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,323
2 Low energy lighting for all fixed outlets	£20	£ 48
3 High heat retention storage heaters	£1,200 - £1,800	£ 390

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call telephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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