



67 Huddersfield Road, Meltham,
Holmfirth, West Yorkshire, HD9 4AF

£1,100 per month





Entrance Porch

Entrance porch with external wooden door, leading to inner entrance hall and one of two useful store rooms.

Store area With light laid on

Entrance Hall

Inner entrance hall, central heating radiator, store cupboard.

Store Area/ Workshop

Having high ceiling, power and light, central heating radiator.

Kitchen 14'8" x 9' (4.47m x 2.74m).

Spacious kitchen area fitted with a range of cream gloss wall and base units, contrasting work surfaces with splash back tiling, gas hob with extractor hood over, integrated oven, space and plumbing for automatic washing machine, stainless steel sink and drainer, central heating radiator, two windows.

Cellar

Dining Room 13'9" x 14'7" (4.2m x 4.45m).

Spacious room with two double glazed windows, two central heating radiators, feature fire surround, neutral decor and carpets.

Inner Hallway

With entrance door and stairs that leads to first floor landing

Lounge 13'5" x 17'9" (4.1m x 5.4m).

Another spacious room having two central heating radiators, window overlooking garden, feature fire surround.

Landing

With central heating radiator and window

Bedroom Front 9'3" x 12'4" (2.82m x 3.76m).

Being neutrally decorated with central heating radiator, double glazed window with open aspect to front overlooking garden and beyond.

Bedroom Rear 8'4" x 9'11" (2.54m x 3.02m).

Being neutrally decorated with central heating radiator, double glazed window with open aspect to rear.

Bathroom

House bathroom fitted with white suite comprising back to wall low w.c, hand basin, bath, frosted window, chrome heated towel rail, part tiled walls.

Master Bedroom Front 14'8" x 10'6" (4.47m x 3.2m).

Being neutrally decorated with central heating radiator, double glazed window with open aspect to front overlooking garden and beyond, opening to ...

En-Suite

Fitted with white suite comprising back to wall w/c, hand basin, shower cubical with electric shower, heated towel radiator, extractor fan.

Bedroom Front 6'8" x 7'1" (2.03m x 2.16m).

Useful fourth bedroom with a range of fitted furniture, central heating radiator, double glazed window

Outside

The property has an allocated garden area with an allocated parking space to side for one vehicle.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets (if applicable)

Available Unfurnished

Material Information

Rent £1100.00

A Refundable Tenancy Deposit £1269.00

Council Tax Band D

EPC Rating E

Date Available: Immediately Subject to Referencing

Property Type: Semi Detached

Property Construction: Stone

Holroyd Miller understand that the electric/ gas and water supply are mains supplied.

Holroyd Miller understand that the water is not on a meter.

Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

As well as paying the rent and payment in respect of utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £253.00

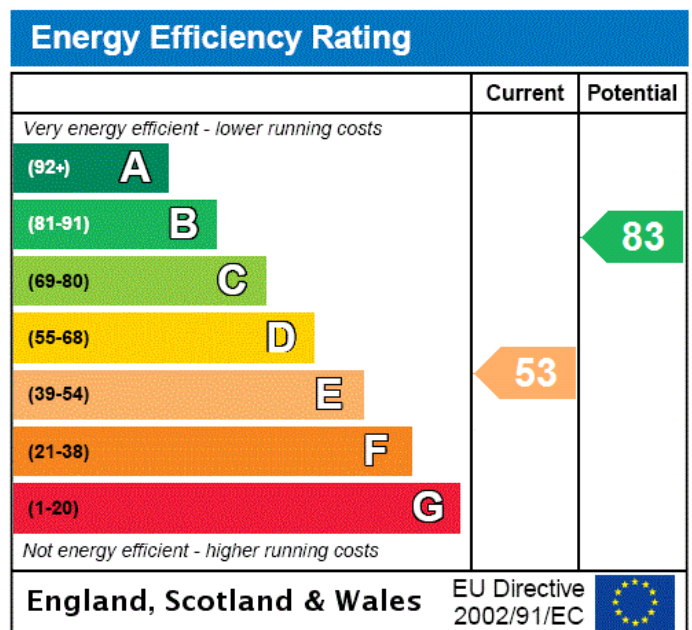
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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