

# 1 BEDROOM HOUSE TO LET

**Vickers**  
carnley



4 Holmfield View, Rear of High Street  
Clayton West, HD8 9PD



- 37.88 sq m
- Open plan lounge/kitchen
- Gas hot water system
- Electric convection heating
- Denby Dale Train Station nearby
- Situated between Huddersfield and Wakefield

## DESCRIPTION

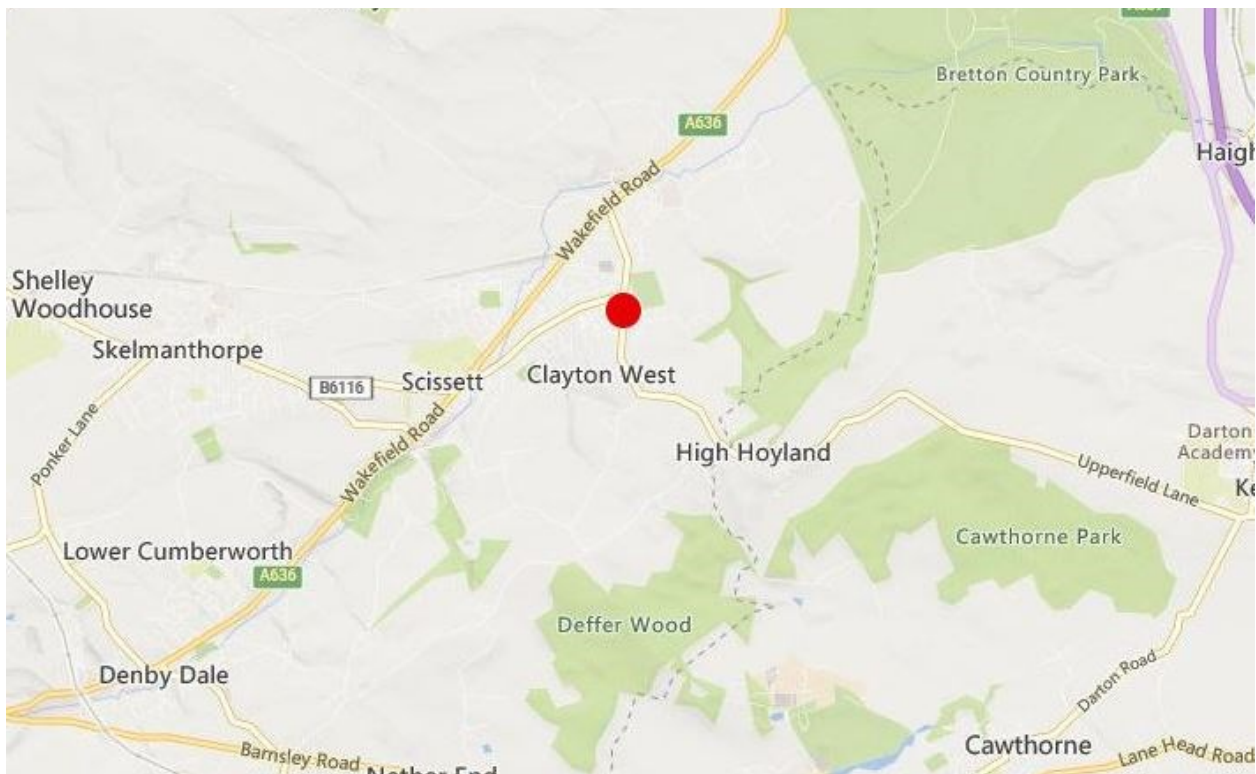
This is a well appointed 1 bedroom house with an open plan kitchen and lounge, plus a bathroom with a shower over the bath.

The house is carpeted throughout and decorated in magnolia. Heating is by way of electric convection heating and a gas hot water system. Tenants are to supply their own white goods.

## LOCATION

The property is situated to the rear of High Street in Holmfield View, Clayton West.

Clayton West is situated between Wakefield and Huddersfield making this a very practical location for commuting. Schools are available nearby and Denby Dale Train Station is less than 3 miles travel.



## RENTAL

£560 per calendar month

## DEPOSIT

£646

## LEASE

The property is offered by way of an assured short hold tenancy agreement.



## ACCOMODATION

### Lounge/Kitchen - 4.63m x 4.77m = 22.08 sq m

Fully decorated with magnolia walls, grey pile carpets and vinyl flooring in the kitchen area.

The lounge benefits from good natural light and a decorative electric fire. The kitchen has a variety of base and wall units with spaces for a cooker, washing machine and fridge.



### Bedroom - 3.95m x 2.84m = 11.21 sq m

Magnolia walls, grey pile carpets and ample space for a double bed. The twin double glazed windows are fitted with additional safety openers.



### Bathroom - 1.69m x 2.72m = 4.59 sq m

Magnolia walls, wood effect vinyl flooring, 3 piece bathroom suite in white with a shower over the bath and vanity mirror.



### Landing

A small additional storage cupboard

**Total area = 37.88 sq m**

## COUNCIL TAX

Kirklees Band A

## FURTHER INFORMATION

No pets

No smoking

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Emily Rogerson or Jason Schofield will be pleased to assist.

Please call our office on 01924 291500 to arrange a viewing.



4 HOLMFIELD VIEW  
HIGH STREET  
CLAYTON WEST  
HUDDERSFIELD  
HD8 9PD

Energy rating

E

Valid until  
24 January 2031

Certificate number  
2208-0008-0209-7719-3204

**Property type** Mid-terrace house

**Total floor area** 45 square metres

## GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated August 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.