

2 BEDROOM COTTAGE TO LET



8 The Ings, Clayton West, Huddersfield, HD8 9NJ



- Newly renovated 2 bedroom cottage
- Fitted oven and hob
- 1 dedicated car parking space
- Nearby all local amenities
- Enclosed front area
- Gas central heating

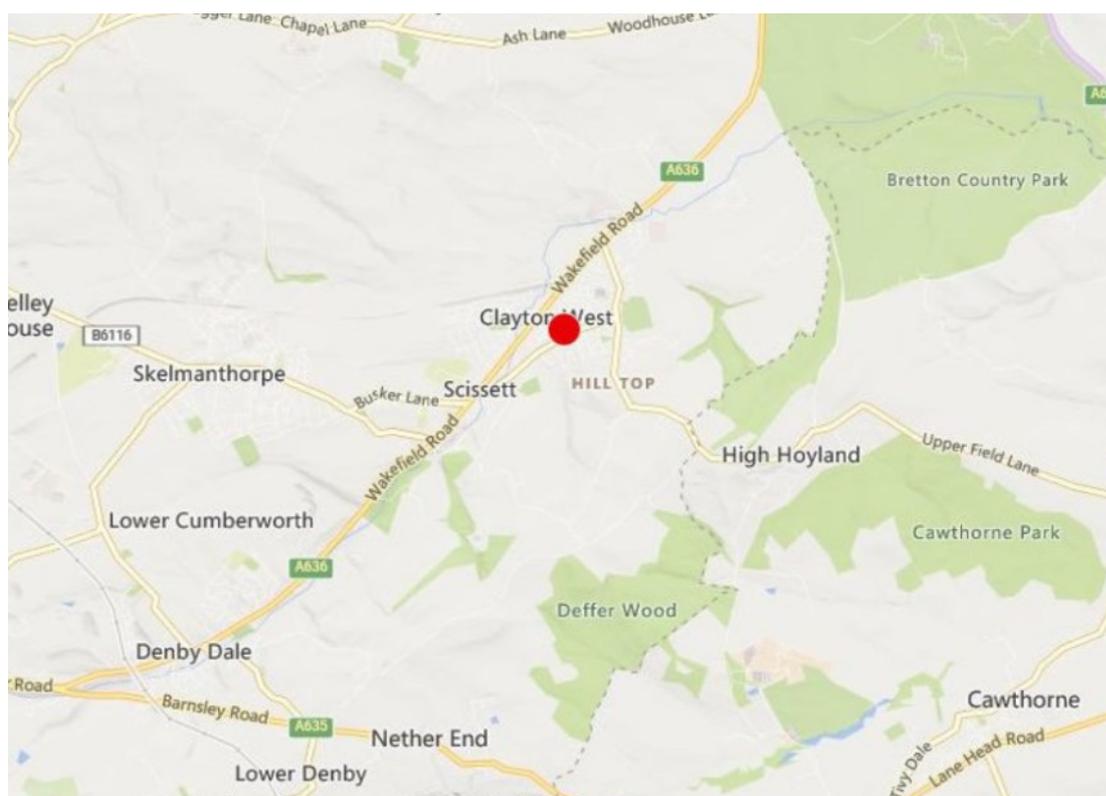
DESCRIPTION

This is a very well presented 2 bedroom cottage which has been fully renovated. The cottage has been fully rewired with eco friendly LED throughout and insulated exterior walls to ensure lower heating bills. A new fully fitted kitchen includes a built in electric oven and hob along with spaces for fridge/freezer and a washing machine. The bedrooms and lounge have been newly decorated in white and have fitted grey pile carpets. The bathroom is finished in white with marble effect panels around the bath and shower, with a new built in WC and wash basin system. The property does also have the benefit of a basement for extra storage.

1 off street car parking space is available.

LOCATION

The Ings is just off Chapel Hill leading to Wakefield Road in the village of Clayton West. Approximately halfway between, Wakefield and Barnsley. Huddersfield town is also within easy access. A variety of shops including Tesco Express are nearby, as are a number of schools.



SUMMARY

RENT	£825 per calendar month
DEPOSIT	£951.00, to be held by the www.depositprotection.com
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement, which then rolls over to a statutory periodic tenancy agreement on monthly terms.
COUNCIL TAX	Band A Kirklees
EPC	C-71
FURTHER INFORMATION	No pets preferred No smoking/vaping

ACCOMODATION

Lounge - 3.92m x 3.91m = 15.36 sq m

Kitchen - 4.84m x 2.48m = 12.04 sq m

Bedroom front - 4.02m x 4.02m = 16.19 sq m

Bedroom rear - 2.50m x 2.82m = 7.07 sq m

Bathroom - 1.99m x 1.56m = 3.13 sq m

Total area = 53.79 sq m



VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of council tax has, unless stated, been obtained by way of online 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 Ltd is a member of Money Shield CMP, Scheme Ref:58523933, which is a client money protection scheme, and also a member of Property Ombudsman Scheme Ref: T04734, which is a redress scheme.

Viewings are normally available within the business hours of 9am until 5pm on weekdays, however out of hours.