



7 CLOUGH HOUSE LANE, SLAITHWAITE, HUDDERSFIELD, WEST YORKSHIRE, HD7 5UP
£1,475 per month

Carter Jonas

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- Private Parking for two cars (off street)
- Available immediately
- Gas Central Heating
- Council Tax Band D
- EPC Rating D
- Pets Considered
- Private Garden and Woodland areas.

THE PROPERTY

A delightful three bedroomed, stone built character cottage situated in a small hamlet on the outskirts of the sought-after village of Slaithwaite, occupying a semi-rural position with beautiful countryside views.

In brief, the ground floor comprises a spacious living room with a gas feature fire, a naturally bright kitchen / dining area including neutral shaker wall and floor units, breakfast bar with additional cupboard space below, integrated oven, gas hob and dishwasher, space for a free-standing fridge-freezer.

Utility room with a small number of storage units and space for washing and drying machines. WC with wash hand basin. A covered area is located to the rear of the building which may be used as a conservatory type room, with a secure external door and window this room is not heated but offers a pleasant sitting / dining area throughout the year.

On the first floor, the primary bedroom is a spacious double and benefits from an en-suite with free-standing bath, WC and sink.

There are two further double bedrooms and a modern family bathroom suite comprising a bath, walk in shower white sanitaryware and a heated towel rail. Externally, there is a small lawned area adjacent to the house opening into a wooded area extending to approximately 0.25ac (01.ha) which may be used as additional outdoor space and includes a storage building.

A delightful three bedroomed, stone built character cottage situated in a small hamlet on the outskirts of the sought-after village of Slaithwaite, within easy reach of Huddersfield, Manchester and Leeds via M62 and A62 Slaithwaite station is 0.8 miles away with regular services to Manchester and Leeds in under 40 minutes. Private parking.



Parking for 2 cars is available immediately outside the house. This fantastic property sits just under 1 mile from the bustling village of Slaithwaite, just under 7 miles out of the popular market town of Huddersfield, 23 miles from Leeds City Centre and 29 miles from Manchester. Slaithwaite train station has regular links to Manchester and Leeds, both taking less than 40 minutes.

Slaithwaite village boasts three primary schools, excellent sporting facilities, local shops, village post office and as well as other services, including a well-connected bus route.

Wilderbee Junior and Infant is 0.4 miles away.

Slaithwaite Junior, Infant and Nursery is 0.7 miles away.

Nields Junior, Infant and Nursery is 1.2 miles away.

This family home offers excellent and flexible accommodation in a peaceful location but is ideally located for commuters to local centres.

Offered unfurnished.

Pets considered.

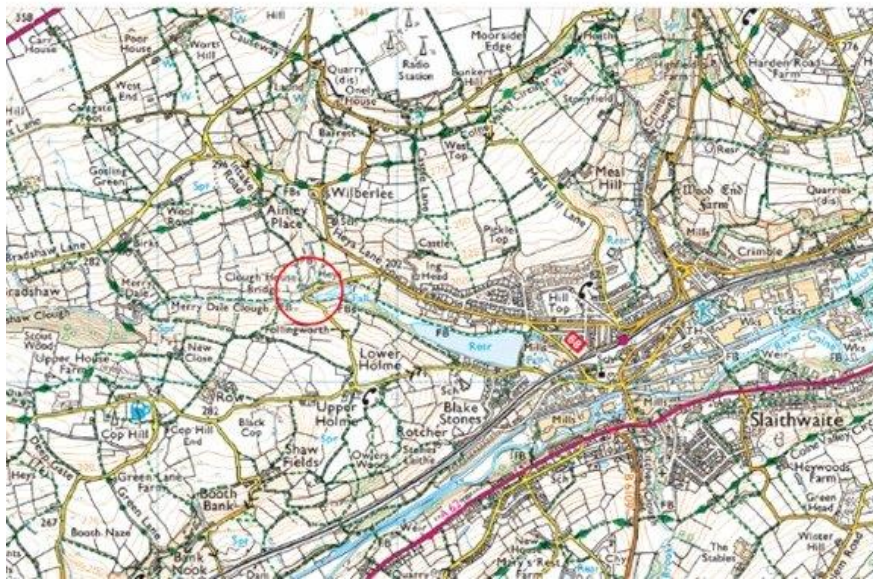
The deposit will be £1,701 (5 week's rent) at a rental value of £1,475 per calendar month.

The holding deposit will be £340 (1 week's rent) at a rental value of £1,475 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Classification L2 - Business Data

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