



Robertshaws

Chartered Surveyors

Parva House, 335C Wakefield Road, Denby Dale, Huddersfield HD8 8RF
Tel: 01484 866368- info@robertshaws.com/ www.robertshaws.com



5 HOLLINGREAVE NEW MILL, HOLMFIRTH HD9 7ND

**£599 per calendar month for a minimum period of six months,
(£7,188 per annum), plus Tenancy Deposit of £690**

An attractive end of terrace former weavers cottage,
full of character and recently renovated to a high standard.
Set over 3 floors, with 3 bedrooms, including 2 in the attic with beams.
Benefitting from gas central heating and double glazing.
Off-street parking and garden areas, with rural views to the rear.
Set in a secluded rural location, yet well placed for commuting to Huddersfield/Manchester,
with local amenities close-by in New Mill and Holmfirth.
No pet owners, or Smokers.
Credit reference and employment checks will be carried out on all applicants.

**For further information or to arrange a viewing:
email: info@robertshaws.com**



APPLICATIONS

In the first instance applicants must complete and return a Tenancy Application Form to the Letting Agents before any tenancy can be considered. References and a credit search will be undertaken. You will need to provide ID in the form of a passport and current utility bill when applying, plus any Right to Rent documents required.

TERMS OF TENANCY

The property will be let under an Assured Shorthold Tenancy Agreement for an minimum period of six months. The tenancy may be extended beyond the initial period by agreement. You will be given a blank agreement to view at the time of applying for the tenancy, if the application is processed.

COSTS

You may be required to pay a Holding Deposit when you apply for a tenancy. This will be the equivalent of 1 weeks rent. An explanatory letter will be given to you at the time.

RENT

The rent will be payable monthly in advance by Bank Standing Order Mandate at **£599** (Five Hundred & Ninety Nine Pounds). Total £7,188 per annum. Minimum earnings requirement for this rent is £18,000 per annum. Proof of earnings will be required.

DEPOSIT

A Tenancy Deposit (equivalent to 5 weeks rent) of **£690** (Six Hundred & Ninety Pounds) is to be held by the Landlord's Agents as Stakeholder. This deposit will be returnable upon termination of the tenancy less any amount due for dilapidations. The Agent is a member of the Tenancy Deposit Scheme (TDS).

OUTGOINGS

The Tenant will be liable for all rates, water, electricity, Council Tax etc demanded on the property during the term. The Council Tax Band is believed to be Band A, but prospective tenants should check this with Kirklees Council.

EPC BAND

EPC Band D.

REPAIRING LIABILITY

The Landlord will be responsible for all repairs and decoration. The Tenant will be responsible for ensuring the property is kept in a good clean condition.

INSURANCE

The Landlord will be responsible for insurance of the property excluding tenants' fixtures, fittings and furnishings. Tenants are strongly recommended to insure their contents.

OCCUPATION

It is anticipated that the property will be available for occupation on the completion of a successful application.

Lounge

Feature stone mullion window, beams to ceiling, Adams style fire surround with feature inset gas fire



Kitchen

Range of recently installed shaker style units in cream, with cup handles and beech effect worktop. Built-in oven and gas hob with extractor above.



First Floor

Bedroom 1 Master Bedroom

Bathroom

Recently fitted bathroom suite, comprising, bath with electric shower over and glass shower screen, pedestal wash hand basin and low level wc. Modern tiling.



Second Floor

Two further Bedrooms in the attic space (with sloping beamed ceilings).



External

Grassed area and path to front, bounded by dry stone wall, and with small storage shed,
Allocated Parking Space to the side.

Open views to the rear.

