



Robertshaws

Chartered Surveyors

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NORTH CROFT - 67 HUDDERSFIELD ROAD MELTHAM, HOLMFIRTH HD9 4AF



**£995 per calendar month for a minimum period of six months,
(£11,940 per annum) plus Tenancy Deposit of £1,148
Minimum Earnings Requirement for Rent £30,000 per annum**

A renovated period property with 4 bedrooms, 2 bathrooms (1 en-suite) and stone built attached workshop. Set in a quiet backwater yet centrally located within Meltham, this double fronted property offers easy access to local transport and road networks and is therefore convenient for commuting to Huddersfield and Manchester areas. Private parking, gardens, with some garden services included.

ACCOMMODATION:

Entrance Hall leading to 2 large Reception Rooms.

Dining Kitchen –with integrated oven and hob. Good sized Cellar.

2nd Entrance door and Hallway giving access to large attached Workshop.

3 large Bedrooms – master with En-suite Shower Room,

Plus Single Bedroom and House Bathroom with over-bath shower.

Neutral decor, gas central heating, some period features.

Well stocked gardens with summer house.

No Smokers or Pet Owners.

Full credit and reference checks will be carried out.

Proof of ability to pay the full rental amount will be required.

**For further information or to arrange a viewing, email:
gillianbeal@robertshaws.com or lizrobertshaw@robertshaws.com
or ring 01484 866368**



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 **£995.00** (Nine Hundred & Ninety Five Pounds). £11,940 per annum. Minimum earnings requirement for this rent is £30,000 per annum.

DEPOSIT

A Tenancy Deposit (equivalent to 5 weeks rent) **£1,148.00** (One Thousand and Ninety Five 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 D, but prospective tenants should check this with Kirklees Council.

EPC BAND

EPC Band E.

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 and for any damage they might cause.

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.

