



Robertshaws

Chartered Surveyors

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8 HOLLINGREAVE NEW MILL, HOLMFIRTH HD9 7ND



**£575 per calendar month for a minimum period of six months,
(£6,900 per annum), plus Tenancy Deposit of £660**

A two bedroomed, unfurnished, mid terrace former weavers cottage,
full of character and recently renovated to a high standard.
Set over 2 floors and benefitting from gas central heating and double glazing.
Off-street parking and garden areas, with rural views to the front.
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 Smokers, Benefits Claimants or Pet Owners.

**For further information or to arrange a viewing:
Telephone 01484 866368 or 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 a 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 **£575** (Five Hundred & Seventy Five Pounds). Total £6,900 per annum. Minimum earnings requirement for this rent is £17,250 per annum. Proof of earnings will be required.

DEPOSIT

A Tenancy Deposit (equivalent to 5 weeks rent) of **£660** (Six Hundred & Sixty 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.

Internal Entrance Porch

Lounge/Diner

Feature stone mullion window. Beams to ceiling

Adams style fire surround with marble effect hearth and feature inset gas fire



Kitchen

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



First Floor

Bedroom 1 With open views to front.

Bedroom 2 With open views to front.

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.



External

Grassed areas and path to parking space to the front, with open rural views.

Allocated Parking Space, Bin Area/Small Store.

Stoned area with clothes dryer to the rear – accessed from end of terrace.

