



12 OLD HALL, NABBS LANE, SLAITHWAITE, HUDDERSFIELD, HD7 5AU
£1,050 per month

Carter Jonas

12 OLD HALL, NABBS LANE, SLAITHWAITE, HUDDERSFIELD, WEST YORKSHIRE, HD7 5AU

- Available Mid-July
- Gas Central Heating
- Council Tax Band A
- EPC Rating D
- Pets Considered

THE PROPERTY

Available Mid-July, we offer to you 12 Old Hall, a recently renovated two bedroomed, stone-built character cottage situated in heart of the sought-after village of Slaithwaite.

In brief, the ground floor comprises a fantastic open plan kitchen/dining area with a brand new fully fitted kitchen with electric oven and hob and space for a washing machine and fridge-freezer as required further leading onto a separate living room area. A modern bathroom suite is also conveniently positioned to the ground floor and comprises a bath with shower over, basin and WC.

Upstairs, there is a well-proportioned primary bedroom and a further double bedroom.

This wonderful cottage benefits from off-road parking to the side of the property in a shared car park with a small courtyard area to the front.

Slaithwaite village offers a range shopping, leisure and educational facilities with more extensive amenities available in Huddersfield, Manchester and Leeds. Slaithwaite Railway Station also provides direct trains to Huddersfield and Manchester on a regular basis. In addition, access to the M62 is nearby, providing key connections to the motorway network.

12 Old Hall sits just a short walk away from the bustling village of Slaithwaite, 5 miles out of the popular market town of Huddersfield, 23 miles from Leeds City Centre and 25 miles from Manchester.

Slaithwaite train station has links to both Manchester and Leeds in under 40 minutes.

Available Mid-July, we offer to you 12 Old Hall, a recently renovated two bedroomed, stone-built character cottage situated in heart of the sought-after village of Slaithwaite.



This property is heated via a main gas central heating system. Electricity, gas, water and sewerage are all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Offered unfurnished.

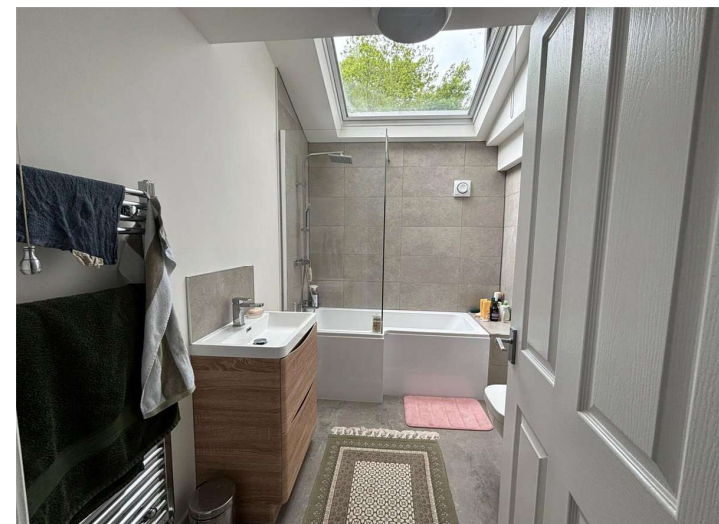
The deposit will be £1,211 (5 week's rent) at a rental value of £1,050 per calendar month.

The holding deposit will be £242 (1 week's rent) at a rental value of £1,050 per calendar month.

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Council Tax Band A
Authority



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Classification L2 - Business Data

IMPORTANT INFORMATION

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