



39 CHURCH STREET, EMLEY, HUDDERSFIELD, WEST YORKSHIRE, HD8 9RP
£850 per month

Carter Jonas

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- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band A
- Pets Considered
- On Street Parking

THE PROPERTY

Available now, 39 Church Street is a delightful, two bedroomed mid terraced property, nestled within the peaceful village of Emley.

Located approximately 8 miles from Dewsbury, 8.5 miles from Huddersfield and 10 miles from the City of Wakefield.

39 Church Street is ideal for family living and for someone with commuter needs whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local area.

To the ground floor, the accommodation briefly comprises an entrance hallway, spacious living room with gas fire, modern open plan kitchen dining room area with a selection of fitted kitchen units with integrated oven and hob with plumbing in situ for a washing machine as required.

To the first floor, the property comprises of two double bedrooms both boasting natural light and a modern bathroom suite comprising a shower over the bath, WC and basin.

Externally, 39 Church Street benefits from a delightful village location, a fully enclosed garden to the rear with patio area and nearby on street parking.

Electricity, water, gas 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.

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There is a good selection of public and private schools in the local area including Shelley College which is located just under 4 miles away.

The deposit will be £980 (5 week's rent) at a rental value of £850 per calendar month.

The holding deposit will be £196 (1 week's rent) at a rental value of £850 per calendar month.

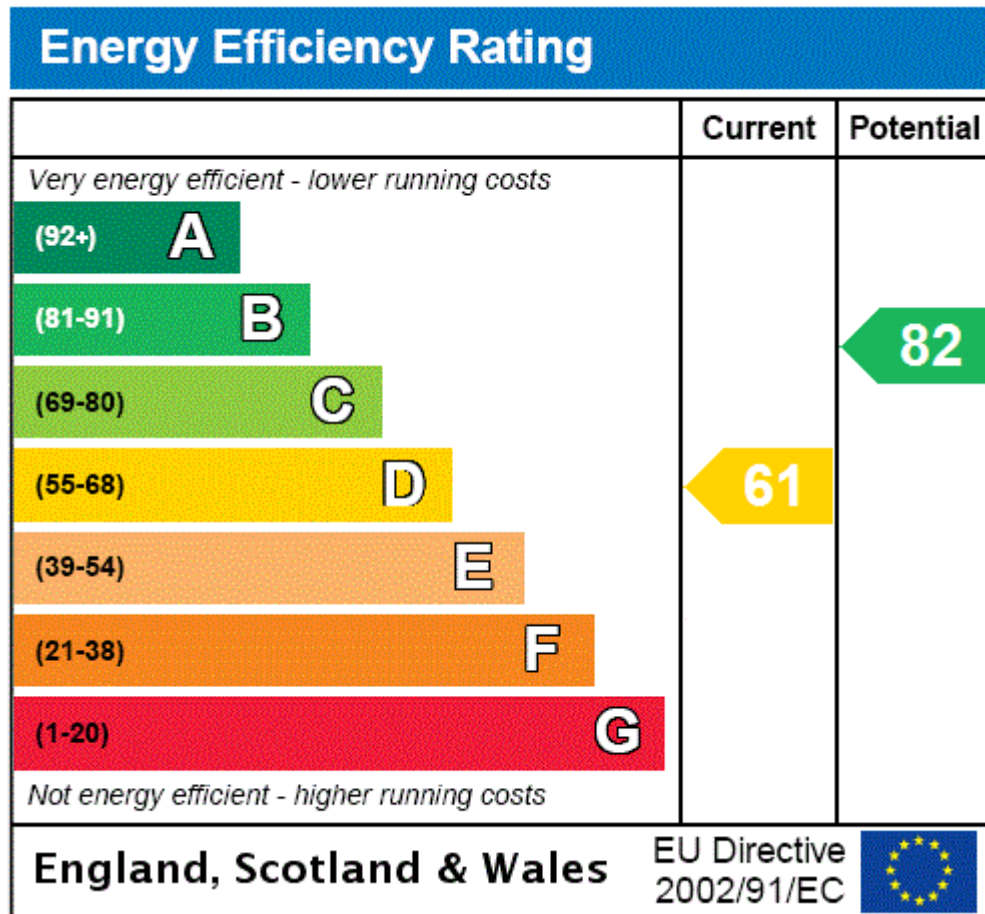
Offered Unfurnished.

Pets Considered.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band A





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IMPORTANT INFORMATION

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