

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

**3a School Hill, Kirkburton
Huddersfield HD8 0SG**



£795 per calendar month for a minimum period of six months.

A modern, 2 bedroomed detached bungalow, finished to a high standard well placed for local amenities and with off-road parking for 2 cars.

ACCOMMODATION

Entrance Hall, Lounge,
Kitchen/Diner with electric oven, gas hob and integrated white goods,
plus space for dishwasher. 2 Double Bedrooms,
Shower Room, with walk in shower, separate wc.
Gas central heating and double glazing.
Off-road parking to the front for 2 vehicles,
Paved sitting area - note: there is no garden to this property.
Ideal for couple or someone downsizing.
Sorry no pets, as there is no secure outside space
The Landlord does not accept Smokers.

For further information or to arrange a viewing please contact
Robertshaws Chartered Surveyors on 01484 866368
info@robertshaws.com www.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 will be required to pay a Holding Deposit when you apply for a tenancy. This will be the equivalent of 1 weeks rent (**£180**). 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 **£795** (Seven Hundred & Ninety Five Pounds). Total £9,540 per annum. Minimum earnings requirement for this rent is £24,000 per annum. Proof of earnings will be required.

DEPOSIT

A Tenancy Deposit (equivalent to 5 weeks rent) of **£915** (Nine Hundred & Fifteen 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 C, but prospective tenants should check this with Kirklees Council.

EPC BAND

EPC Band C.

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 should insure their contents.

OCCUPATION

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

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