

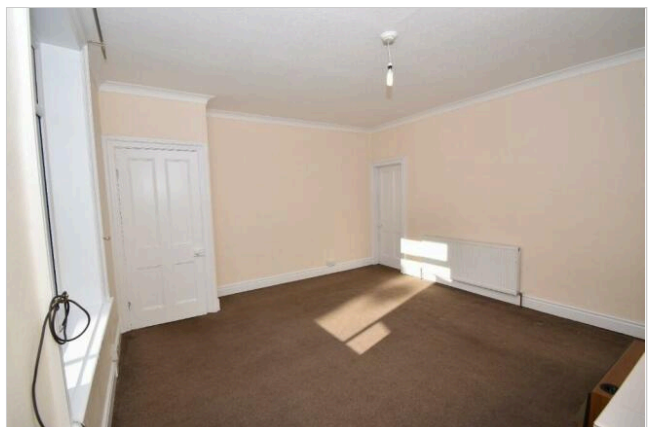
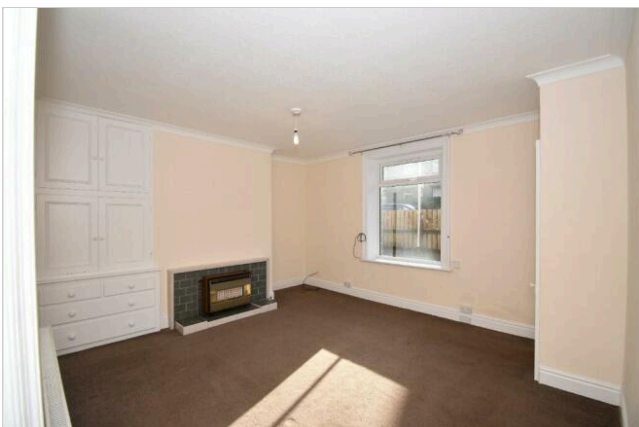
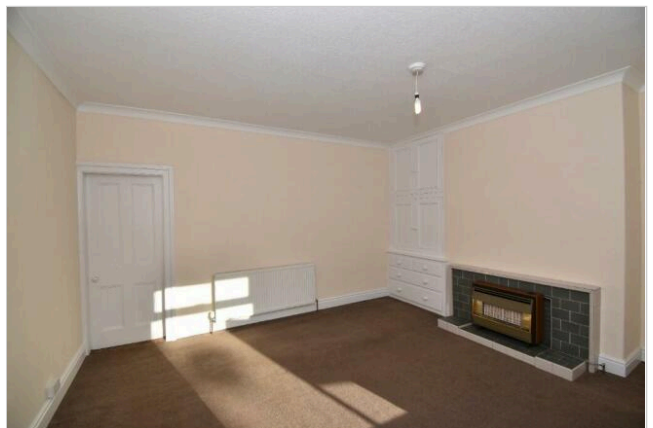
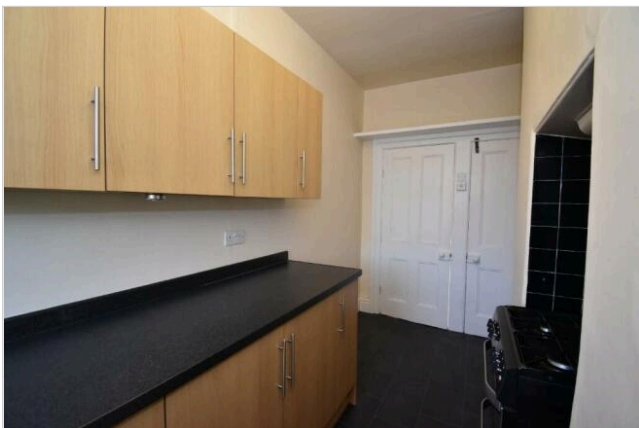
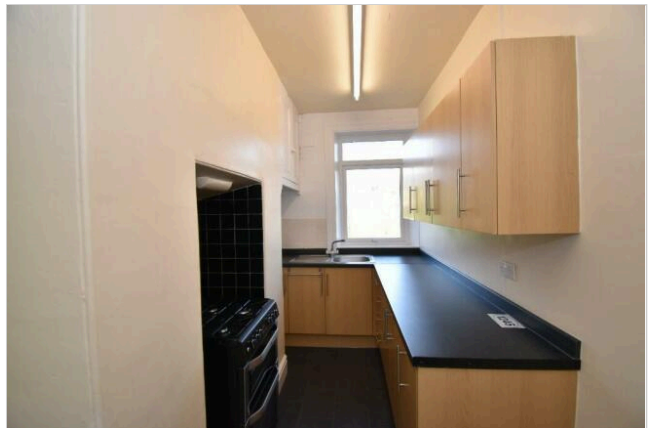
3 bedroom end of terrace house to rent

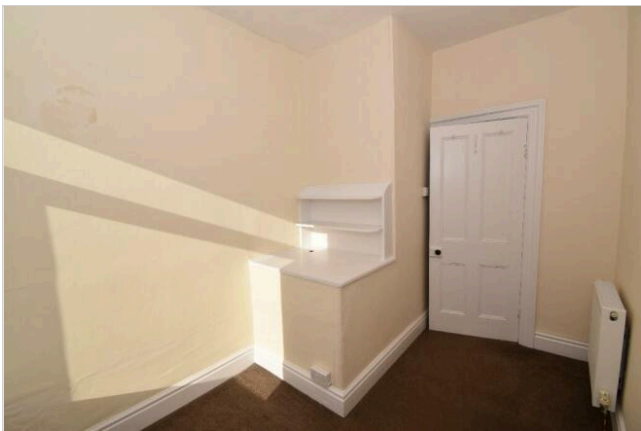
Manchester Road, Linthwaite, HD7

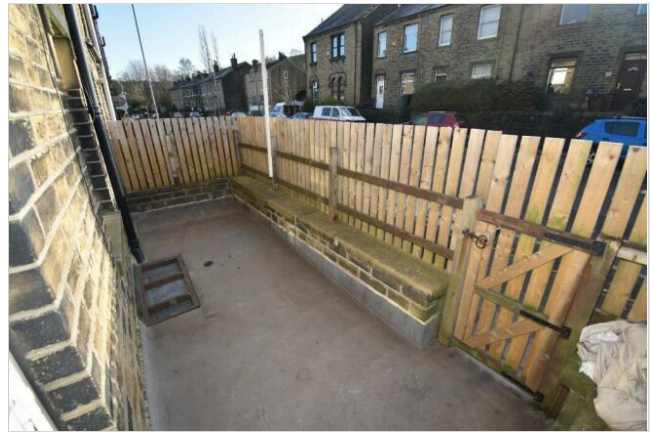
£800 pcm

tenancy info

Print







Property Description

Letting information:

Date available:	09/09/2024
Furnishing:	Unfurnished
Deposit:	£923
Letting type:	Long term

Key features

- Managed by Harvey & Ryall
- Large living room
- Council Tax Band A
- EPC - D
- 3 Bedrooms
- Enclosed front garden
- WATCH OUR VIDEO TOUR!!

Full description

Harvey & Ryall presents, this spacious 3-bedroom terraced house located in the heart of the Colne Valley and a short walk from Slaithwaite Village. Our video tour is worth a watch to really appreciate the space and potential!

Ideally located in the Linthwaite and bordering Slaithwaite in the heart of the Colne Valley with walking distance to all the necessary village amenities including transport links such as Slaithwaite train station with links to Manchester and Leeds and the A62 main road to Huddersfield/Manchester.

Split over three floors the property comprises lounge, kitchen, cellar, 3 bedrooms and house bathroom. There is also a private fenced off front yard area.

Key property details

Windows & Doors - UPVC

Heating powered by - Gas Central heating

Ground Floor

Entrance A place to remove coats and shoes with a door leading into the living room and kitchen.

Living Room - This spacious and light living room with useful built in storage cupboard with a door leading into the kitchen.

Kitchen - A generous sized kitchen including freestanding 4 ring gas stove and oven, extractor fan, sink with drainage board and a range of wall and base units with complementary worksurfaces. Access down into the cellar is through the kitchen.

Lower Ground Floor

Cellar - Cellar can be utilised as a utility room with plumbing for a washing machine, dryer connection and running electric. The boiler is also located in the cellar.

First Floor

Bedroom 1 - Large double bedroom with a window to the front and fitted blinds.

Bedroom 2 - Large double bedroom with a window to the rear and fitted curtain pole.

Bedroom 3 - Single bedroom with a window to the front and fitted curtain pole.

Bathroom - Spacious bathroom comprising WC, wash basin, wall mounted mirror, full size bath with taps, free standing shower, heated towel rail and window positioned to the rear in addition to an extractor fan.

Parking arrangements - On street parking available

Outside space - Front enclosed yard area.

Council Tax Band - A

Energy Performance Rating - D

Deposit/Bond - 5 weeks of rental amount

Holding Deposit - £184.00

What 3 Words location - ///unguarded.automatic.decanter

Viewing - By appointment with Harvey & Ryall

Contract - A draft AST is available for review upon request.

Additional Details

- 0.0 miles from Transport bus links to Oldham, Huddersfield and beyond

- 0.5 miles from Slaithwaite village and train station with commuter links to Leeds, Manchester & beyond

- 1.0 mile from the prestigious Titanic Mills Spa

This property is marketed and listed by Harvey & Ryall.

This property benefits from being professionally managed by Harvey & Ryall.

5-star Google rated service ensuring you as a tenant receive the most attentive care in your home.

Dedicated experienced & certified maintenance team. With 24hrs emergency contact team!

Check out our 5 star google reviews!

LANDLORDS - Would you like your property to be listed with this level of detail and quality? Our service from start to finish is 5 STARS. Please contact us to arrange your own Property Rental Appraisal & Assessment.

More information from this agent

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/property-to-rent/property-151806212.html

Energy Performance Certificates (EPCs)

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/property-to-rent/property-151806212.html

Floorplans

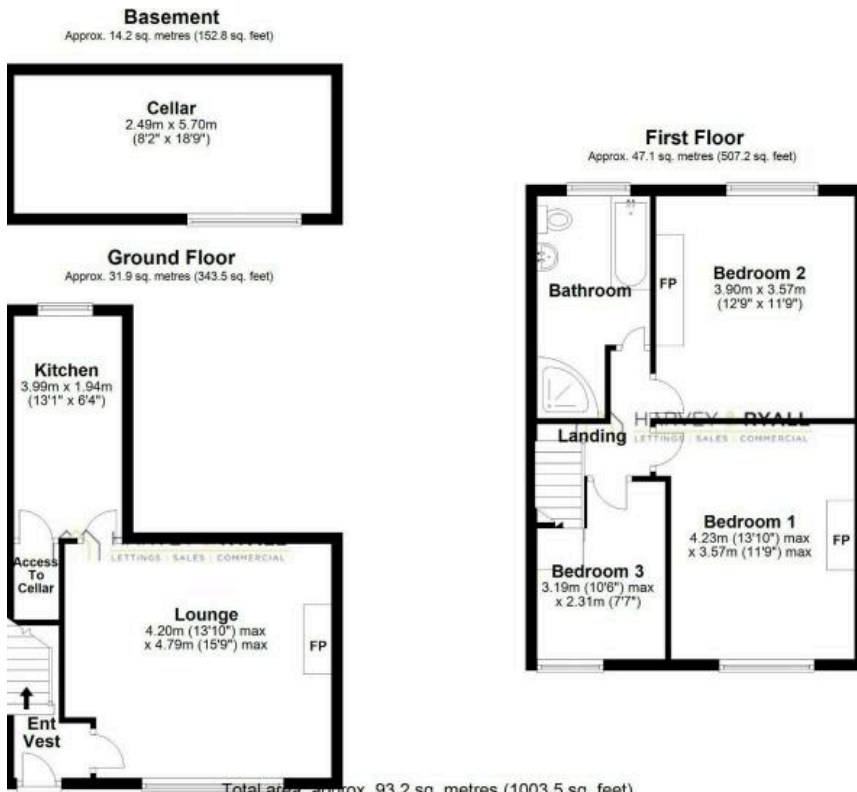
Floorplan 1



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

Floorplan 2



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

Disclaimer - Permitted payments may apply when renting a property in England or Wales. For more details please go to the [Tenancy Info link](#) (alongside the advertised rental price) or contact the agent.

Property reference 1246Manchester. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Harvey & Ryall, Huddersfield**.

Please refer to our [Renting Guides](#) for further information on how to safely rent a property.

* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on [comparethemarket.com](#). Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited**.

Map data ©OpenStreetMap contributors.