

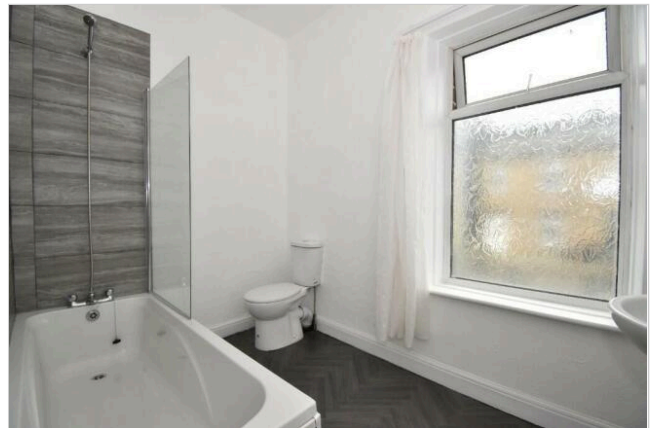
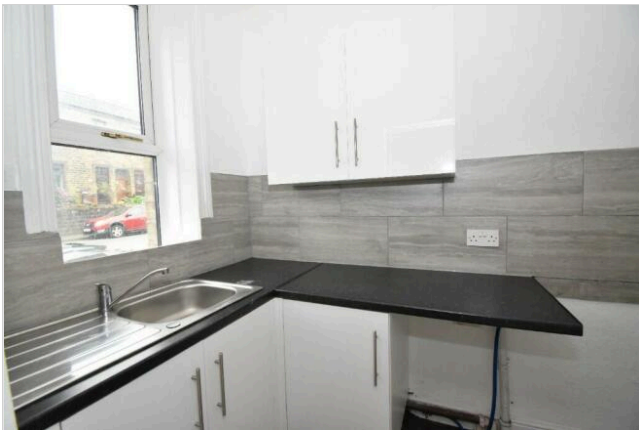
# 3 bedroom terraced house to rent

Manchester Road, HD7

£800 pcm

tenancy info

Print





## Property Description

### Letting information:

Date available:	30/09/2024
Furnishing:	Unfurnished
Deposit:	£923
Letting type:	Long term

### Key features

- 3 Double bedrooms
- Front garden
- WATCH OUR VIDEO TOUR!!
- Large living room
- Council Tax Band A

### 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 double bedroom bedrooms and house bathroom.

### Key property details

**Windows & Doors** - UPVC

**Heating powered by** - Gas Central heating

### Ground Floor

**Living Room** 4.37m x 4.08m - This spacious and light living room with curtain pole and front facing window.

**Kitchen** 3.21m x 1.57m - A generous sized modern kitchen with 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** - Spacious dry cellar can be utilised as storage.

#### **First Floor**

**Landing** 3.06m x 2.78m - Access to bedrooms and bathroom in addition to built in storage cupboard.

**Bedroom 1 (Front)** 4.14m x 3.24m - Large double bedroom with a window to the front, boiler is also located in the bedroom.

**Bedroom 2 (Rear)** 4.08m x 3.35m - Large double bedroom with a window to the rear and fitted curtain pole.

**Bedroom 3 (Rear)** 4.08m x 2.75m - Large double bedroom with a window to the rear and fitted curtain pole.

**Bathroom** 2.78m x 1.89m - Spacious bathroom comprising WC, wash basin, wall mounted mirror, full size bath with taps and overhead shower, heated towel rail and window positioned to the front with curtain pole attached.

**Parking arrangements** - On street parking available

**Outside space** - Front 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.**

**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.

#### **Energy Performance Certificates (EPCs)**

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## **Floorplans**

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Floorplan



HARVEY & RYALL  
RESIDENTIAL | SALES | COMMERCIAL

Floorplan coming soon



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](#)

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