



Halifax Road, Cambridge, Cambridgeshire, CB4 3QB

£2,250 pcm

Unfurnished

3 Bedrooms

Available from 19/08/2026

EPC rating: D

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Halifax Road, Cambridge, Cambridgeshire CB4 3QB

Halifax Road is located in a highly sought after area of Cambridge and gives easy access to the City and many of the university departments. Easy access to A14 & M11. This three bedroom house has been beautifully extended to provide spacious accommodation and a lovely garden with garden room.

- Three bed family home
- Unfurnished
- Beautiful garden
- Equipped kitchen
- Easy access to city centre
- Sought after location
- Gas central heating
- EPC - D (had new windows since produced)
- Deposit: £2596
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Rent: £2,250 pcm

Viewing by appointment

Halifax Road is located on the north west of Cambridge close to many of the university departments. Easy access to the city centre by bike or out of town via Huntingdon Road to A14 & M11.

SITTING/DINING ROOM

13'1" x 22'4" (4.00 m x 6.80 m)

Beautiful room with sash bay window to front and window to rear, attractive fire place (not in use) and stripped wood floor boards.

KITCHEN/BREAKFAST ROOM

23'0" x 9'2" (7.00 m x 2.80 m)

Extended kitchen with ample room for a table and chairs. Equipped with a dual fuel range cooker, washing machine, fridge and freezer. Tri folding doors open onto the garden.

GROUND FLOOR WC

FRONT BEDROOM

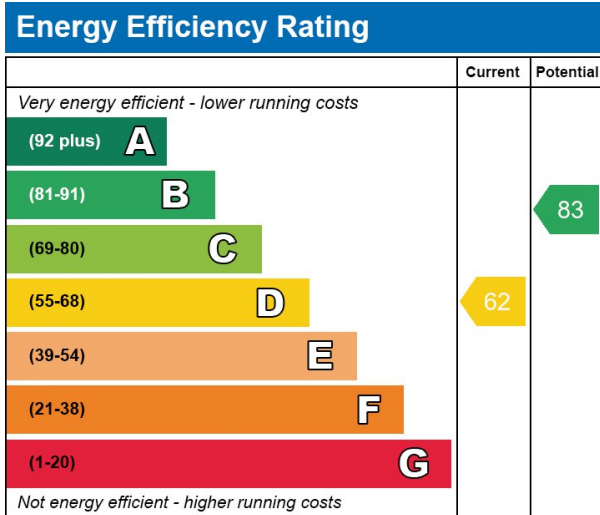
12'2" x 11'2" (3.70 m x 3.40 m)

Double room with stripped floor boards.

MIDDLE BEDROOM

13'9" x 11'2" (4.20 m x 3.40 m)

Double room with sash window overlooking rear garden and painted floor boards.



BACK BEDROOM
 10'10" x 9'2" (3.30 m x 2.80 m)
 Double room with stripped floor boards over looking the rear garden.

BATHROOM
 7'7" x 6'7" (2.30 m x 2.00 m)
 Attractively finished bathroom with shower over the bath, basin within vanity unit and WC.

GARDEN
 Landscaped rear garden with lawn, patio and garden room.

Council Tax Band: E

Holding Deposit: £519

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=5470841



Approximate net internal area: 1062.71 ft² / 98.73 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.