Applegate Properties







- Modern Detached Property
- Substantial Five Bed/Three Bath Interior
- Arranged Over Three Floors
- Stylish Interior

Marsh Lane, Shepley, Huddersfield, HD8 8AP

£1650 pcm

A substantial modern detached house affording stylish five bed/three bath accommodation over three floors with gardens and garage close to popular Shepley village.













PROPERTY DESCRIPTION

A substantial modern detached house affording stylish five bed/three bath accommodation over three floors with gardens and garage close to popular Shepley village.

Affording substantial and stylish accommodation which includes five bedrooms and three bathrooms arranged over three floors is this attractive detached property on a select development of only four properties. Being located in this highly desirable residential area only a short walk from both stunning countryside and the excellent village amenities of Shepley.
Having full gas central heating, double glazing and security alarm system, the property includes: Hallway with understairs store, cloaks/w.c, Spacious 26'Through Lounge with French doors to garden, Stunning Open plan Dining Kitchen with contemporary fittings, integrated appliances and French doors to garden and further separate Utility room.
First Floor: Spacious Landing with storage, Four Double Bedrooms (Master En suite) and House Bathroom with stylish fittings. Second Floor: Spacious top floor landing/study space with eaves storage and Velux style windows, further double bedroom five and separate Second Bathroom.
Externally, the property has lawned and paved gardens to front and rear and driveway parking leading to a detached garage.

Rent - £1,650pcm
Bond - £1,903
Holding Deposit - £380

EPC: B
Council Tax: D

Please note before your referencing can be approved a holding fee equivalent to one weeks' worth of the monthly rent must be paid.

(1) Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your co-operation
(2) The property particulars do not constitute part or all of an offer or contract
(3) The text, photographs and floor plans are for guidance only and should not be relied upon. Dimensions should be verified by yourself if require these to be accurate
(4) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect you
(5) The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these











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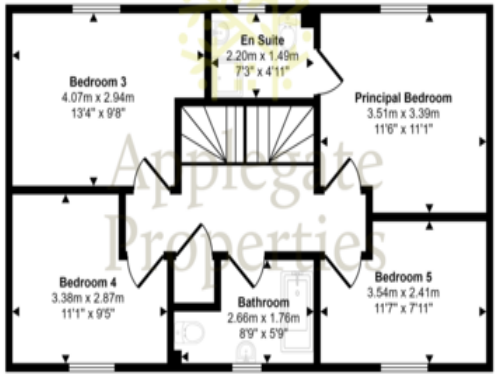




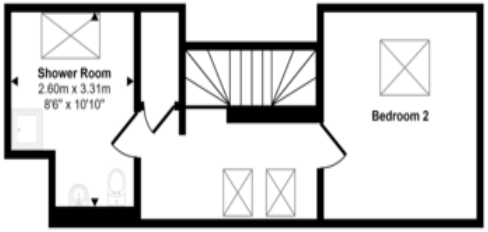
Approx Gross Internal Area
159 sq m / 1715 sq ft



Ground Floor
Approx 67 sq m / 726 sq ft



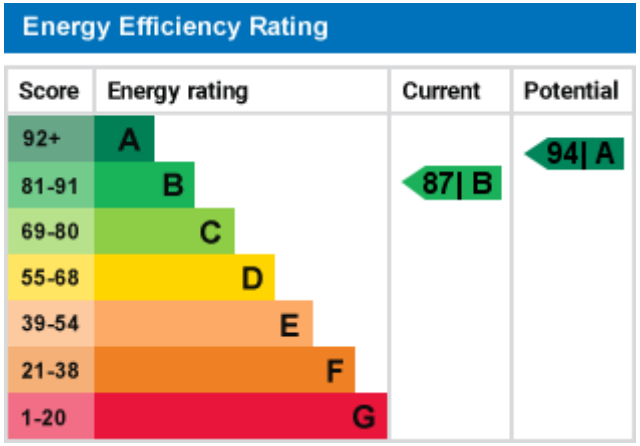
First Floor
Approx 60 sq m / 649 sq ft



Second Floor
Approx 32 sq m / 341 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.
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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.
Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm
Saturday – 9.00am – 4.00pm
Sunday - CLOSED

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