



Handel Street, HUDDERSFIELD, HD7 4AE
PCM £725 PCM

E&H Edkins Holmes
ESTATE AGENTS

New to the market is well presented, Two Bedroomed, under Dwelling Terrace Property, Being ideally located in this popular village of Golcar, Huddersfield. Situated close to all amenities, bus routes and schools. The property is beautifully decorated, throughout with a cottage feel. The property benefits from part double glazing and gas central heating. Comprises of: entrance hallway, spacious lounge, beautifully presented breakfast dining kitchen. To the first floor landing, built in wardrobes ideal for storage, a modern house bathroom with four piece bathroom suite and two bedrooms. Externally flagged garden to front with views over looking the countryside and on street parking . Sorry no pets.

EPC Rating : C & Council Tax Band: A

Holding Fee : £161

Rent : £700

Deposit : £800



Entrance Hall

Living Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





