



## Upper House Dairy Cop Hill

Slaithwaite, Huddersfield, HD7 5XA

£1,200 PCM





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An OPPORTUNITY TO RENT this truly unique, newly renovated old dairy which has been converted to a high standard into this lovely one bedroom cottage. Set in a quiet rural setting with fantastic views over the valley from all directions, the cottage is within easy reach of Slaithwaite village which boasts local shops, cafes, restaurants and amenities. The position of the property is ideal for someone wanting quiet living, with plenty of walks leading directly from the property. It is ideal for the keen gardener as there is a garden area to the rear, and within a short walk there is use of a further vegetable patch. The accommodation briefly comprises of a spacious, light and airy open plan space having a living area with log burning stove, exposed beams and double doors leading out to the garden. The high quality fitted kitchen has a good range of units with granite work tops, integrated fridge freezer, dishwasher and washing machine. The wet room has a low flush toilet and sink set in a vanity unit and the double bedroom has fitted furniture and is designed to fit a king sized bed. There will also be space for two cars to park at the property. Also connected to the property is a secured dry store (around 21 cubic metre's) Internal viewing is a must to appreciate this unique property. Included in the rent is the gas, electric and water bills only with the council tax to be paid by the tenant. Well behaved dogs are welcome. Available November 2023.

Also available to the property is a Studio/office/workshop space at £115 per week (optional) water & electric included but must be heated with gas that the future tenant will be responsible for through their own utility company of their choice.



Road Map



Hybrid Map



Terrain Map



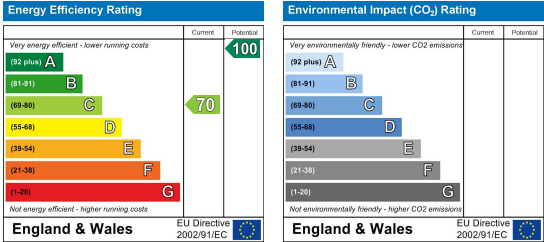
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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