





Fenay Bridge, Huddersfield

RENT £625 pcm / BOND £720

A COSY, CHARACTERFUL 2 BEDROOM COTTAGE IN THE HEART OF LEPTON VILLAGE WITH A SOUTH FACING GARDEN. A PEACEFUL LOCATION, TUCKED AWAY FROM ANY ROADS WITH NO PASSING TRAFFIC AND BOASTING EXPOSED BEAMS, INGLENOOK FIREPLACE, EXPOSED STONE WALLS AND STUNNING VIEWS.

SITTING ROOM

15' 0" x 11' 0" (4.57m x 3.35m)

A cosy room with decorative feature stone inglenook fireplace

KITCHEN

A quant space with brand new oven and space for washing machine in addition to pantry area under the stairs.

DOWNSTAIRS BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

Having a shower over the bath

BEDROOM 1

15' 2" x 8' 5" (4.62m x 2.57m)

A large double bedroom with delightful countryside views.

BEDROOM 2

8' 4" x 6' 5" (2.54m x 1.96m)

A perfect child's bedroom, study and or dressing room.

OUTSIDE

To the front is a south facing decked sun terrace and lawned garden area in addition to a dedicated parking space close by.

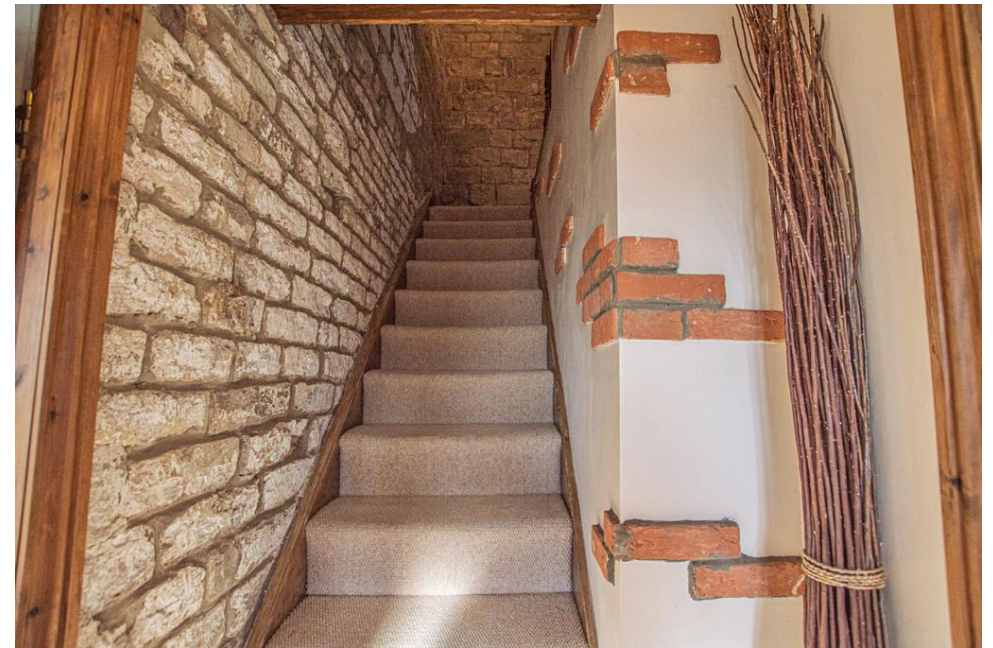
WHAT3WORDS ///silver.ships.mostly

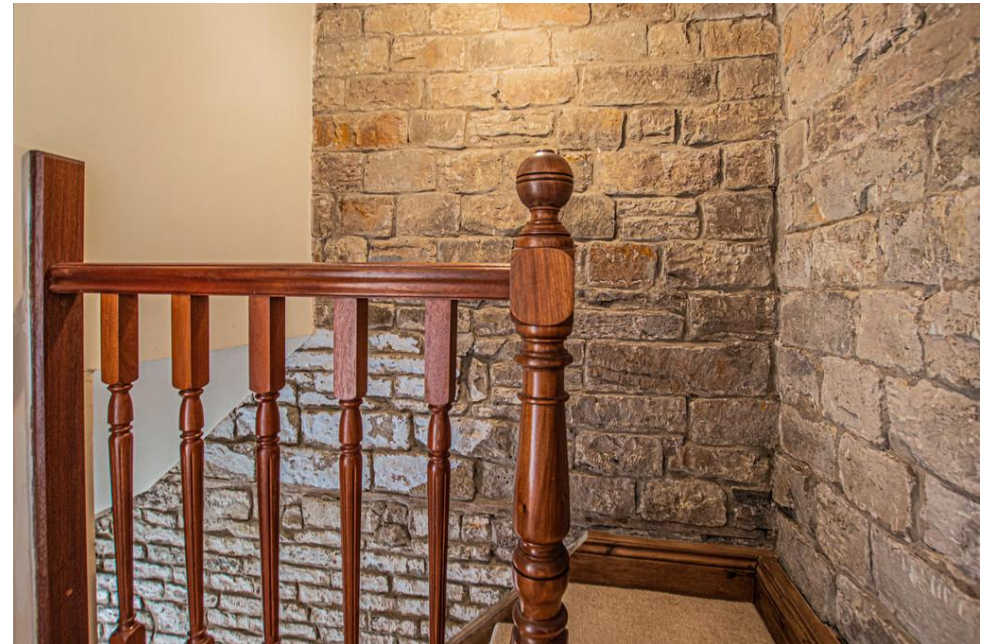
AGENT NOTES

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) MONEY LAUNDERING REGULATIONS – 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) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully 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.
- (6) Before you enter into any tenancy for one of the advertised properties, 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 the tenancy agreement and any inventory provided before signing these documents.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |