





Deer Hill Court,
Meltham, Holmfirth

RENT £850 PCM / BOND £980

AN IMMACULATELY PRESENTED 3 DOUBLE BEDROOM PROPERTY. HAVING BEEN FRESHLY DECORATED THROUGHOUT INCLUDING CARPETS. THIS STYLISH 3 DOUBLE BEDROOM PROPERTY SITS IN THE HEART OF MELTHAM AND IS NOT TO BE MISSED.

ENTRANCE HALL

Entering through the UPVC front door, you have a versatile layout with brand new fitted carpets and freshly decorated in white throughout. There is a staircase which leads to the 1st floor of the property and a hall which leads to the kitchen. There is space under the staircase to house furniture.

KITCHEN

6' 1" x 5' 0" (1.85m x 1.52m) Approx Fitted with a range of wall and base cupboards in rich oak and pewter handles surrounded by aubergine splash back tiles. The kitchen is of open plan nature with having space for dining furniture There is a composite roll top sink and pebble effect work surfaces. The kitchen includes a Hotpoint electric oven and 4 ring gas hob. Within the kitchen is a storage cupboard to hang outdoor wear and house any cleaning appliances.



STAIRS AND LANDING

The stairs and landing lead to the 1st floor of the property having newly fitted grey carpets and freshly decorated in white. There is a hand rail and 3 piece banister also freshly decorated. There are internal doors leading to the living, bedrooms and bathroom as well as a double storage cupboard.

LIVING ROOM

12' 1" x 11' 0" (3.68m x 3.35m) APPROX This room has been freshly decorated in white and has brand newly fitted grey carpets. This room is flooded with natural light from the UPVC double glazing window and having plenty of space for furniture.

MASTER BEDROOM

11' 0" x 10' 1" (3.35m x 3.07m) APPROX Selected as the master bedroom due to having the biggest dimensions, this room again is flooded with natural light from the white UPVC window. This room has also been freshly decorated in white and has brand new carpets.

BEDROOM 2

9'1" x 12' 0" (27.74m x 3.66m) APPROX This double bedroom is freshly decorated in white and has brand new fitted carpets. There is plenty of space for furniture having room for a double bed, drawers and wardrobes.

BEDROOM 3

6' 1" x 10' 0" (1.85m x 3.05m) APPROX This single bedroom again is freshly decorated in white and has brand new grey carpets. This bedroom measures smaller than the other bedrooms however would be perfect for a small child or used as a office / study.

HOUSE BATHROOM

This house bathroom comprises 3 piece white suite having a low level W.C, hand wash basin with pedestal and mosaic tile splashback. There is a large bathtub with an electric shower over. The Victorian style vinyl compliments the bathroom with the freshly decorated white walls. There is a storage cupboard to house towels and bathroom items.

FRONT GARDEN

From the front door, a pathway leads to the enclosed garden having a fence boundary and patio ensuring low maintenance.

BACK GARDEN

The back garden is tarmacked having space to park 1 vehicle which is currently enclosed with a wooden fence boundary. There is an outbuilding which is included within the property to house garden equipment.

WHAT3WORDS

///cascaded.chicken.brittle

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		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		