



**2 COPSIDE, SLAITHWAITE, HUDDERSFIELD, HD7 5XA**  
£1,100 per month\*

**Carter Jonas**



# 2 COPSIDE, SLAITHWAITE, HUDDERSFIELD, HD7 5XA

Available in July, this recently refurbished stone-built two-bedroom property set in the picturesque Pennine Hills.

### TO RENT

Available in July, this recently refurbished stone-built property is set in the picturesque Pennine Hills.

### TENURE

Available for a minimum term of 12 months, longer terms will be considered.

### LOCATION

The two bedroom property is set in the picturesque outskirts of Slaithwaite, lying within the Pennine Hills and known for its scenic landscapes. It is nearby to the M62 motorway which enables easy commuting to Leeds and Manchester. The Scammonden Reservoir is also in the vicinity, providing many opportunities for walks and enjoying the scenery.

### 2 COPSIDE

Arranged over two floors, the property briefly compromises of an entrance hall, sitting room featuring exposed beams. Followed on by the kitchen with cooker and all fitted appliances such as fridge, freezer, dishwasher, washing machine and drier. The first-floor houses two double bedrooms which follows onto a bathroom which compromises a WC, basin and free-standing shower. There is also a small room suitable for storage as well as attic space too.

### GARDEN AND GROUNDS

Externally there is a small garden area at the front of the house, with off street parking for two vehicles, as well as a benefit of an outdoor garage which could possibly be suitable for storage uses.

### DESIGNATIONS

The property is a Grade II listed building.

### HEALTH AND SAFETY

Please take care when inspecting the property and be as vigilant as possible for your own personal safety.



### VIEWINGS

Viewings by appointment only, please contact the letting agents on - 01423 707879

### DIRECTIONS

From the Rose and Crown Pub, Slaithwaite proceed north on Marsden Lane take the first left onto Cop Hill Side, in 100 metres the property is on the right next to 1 Copside.

### WHAT3WORDS

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### ADDITIONAL INFORMATION

- Council Tax band B
- Off street Parking
- Pets considered

### DEPOSIT INFORMATION

The deposit will be £1,375 (5 weeks' rent) at a rental value of £1,100 per calendar month. The holding deposit will be £275 (1 weeks' rent) at a rental value of £1,100 per calendar month.



Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data

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