



- Detached Family House
- Sitting Room
- Dining Room
- Breakfast Kitchen
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Integral Garage
- EPC Rating: D
- Lawned Gardens

## 4 Manor Grange, Shepley, Huddersfield, HD8 8AH

This beautifully presented four bedroomed detached family home is situated close to local amenities in the village of Shepley and has lawned gardens and a driveway leading to an integral garage. Unfurnished.



£1,450 PCM





The property, with gas fired central heating, double glazing and approximate room sizes, comprises...

## GROUND FLOOR

### ENTRANCE HALL

14'6" x 5'9"

Having a radiator and an internal door leading through to the garage.

### CLOAKROOM

Located off the entrance hall, the cloakroom has a low suite w.c., pedestal basin, radiator and extractor fan.

### SITTING ROOM

15'7" x 10'11"

With a bay window to the front elevation, two radiators and double doors leading through to the dining room.

### DINING ROOM

10'11" x 9'0"

With a radiator and having French doors leading out to the rear garden and patio.

### BREAKFAST KITCHEN

14'5" x 8'4"

A light spacious kitchen having two windows to the rear elevation and fitted with a range of base and wall units having complementary work surfaces, sink unit with mixer tap and tiled splash backs. Integrated appliances comprise an electric oven with gas hob and cooker hood over and a dishwasher.

### UTILITY ROOM

Having a base unit with a stainless steel sink unit, plumbing for a washing machine and an extractor fan.

## FIRST FLOOR





### MASTER BEDROOM

15'4" x 11'0"

Having light wood effect fitted wardrobes, bedside cabinets and drawers, radiator and a window to the front elevation.

### EN-SUITE SHOWER ROOM

Fitted with a shower cubicle having a thermostatic shower, vanity unit with wash basin and a low suite w.c. Radiator and a window to the front elevation.

### BEDROOM TWO

16'11" x 8'7"

With a radiator and a window to the front elevation.

### BEDROOM THREE

12'8" x 8'1"

With a radiator and a window to the rear elevation.

### BEDROOM FOUR

10'5" x 9'3"

With a radiator and a window to the rear elevation.

### HOUSE BATHROOM

6'8" x 5'9"

Fitted with a white suite comprising a panelled bath, pedestal wash basin and low suite w.c. There is also a radiator and a window to the rear elevation. Part tiled walls and vinyl flooring.

### GARAGE

There is an integral garage with access internally, along with additional off-street parking on the drive in front.

### GARDENS

There is a lawned garden to the rear with borders, patio and decked seating areas. There is also a lawned garden to the front of the property.







## PETS

Please note that this property does not accept pets.

## NOTES

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

## AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

## RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

## PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing






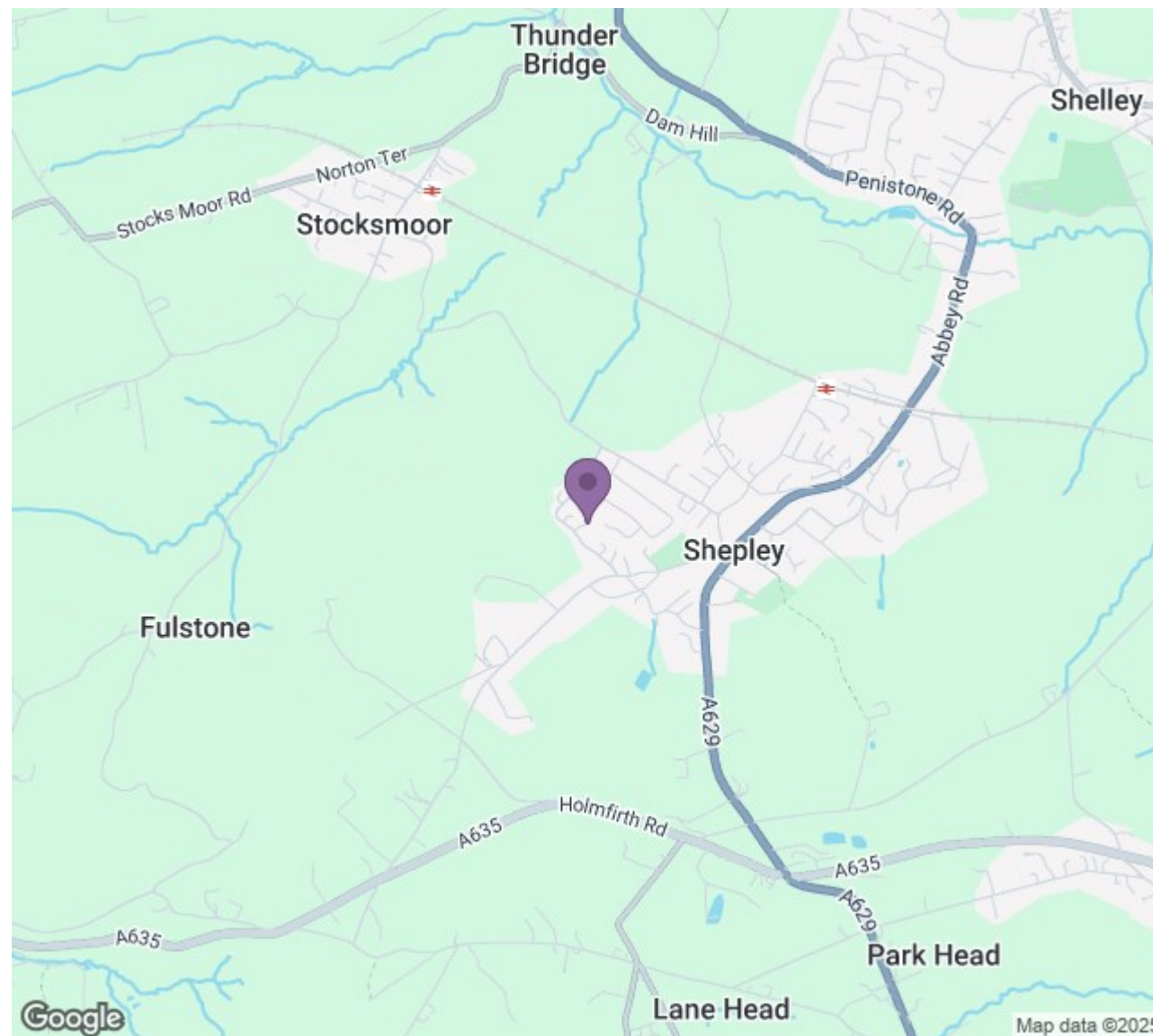
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**WHITAKER  
CADRE** LETTING  
SPECIALISTS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements