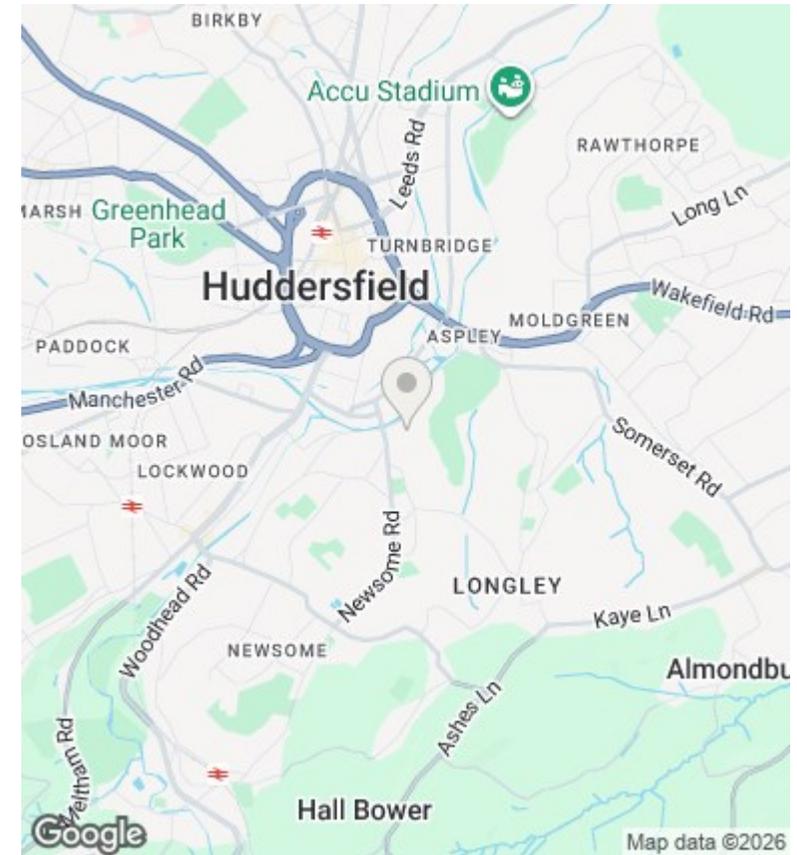
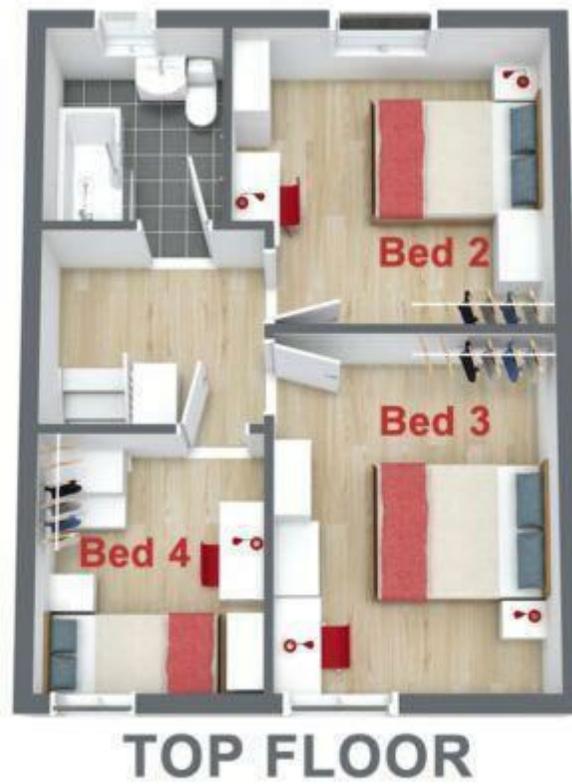




## Room 4 13 Manor Street, Huddersfield, HD4 6NS

£95 Per week

- 4 spacious bedrooms
- Smart heating with NEST app
- Double glazing throughout
- Council tax band A
- Modern open-plan kitchen/lounge
- Blistering 350MB fibre internet
- Pleasant front and back gardens
- Rainfall showers in bathroom
- Free Netflix on 50" 4K TV
- 5-minute walk to university



## Directions

## Viewings

Viewings by arrangement only. Call 01484 258 601 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C

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