



House - Terraced (EPC Rating: C)

**3 SPRUCE HOUSE, UPPER WASHER LANE,
HX2 7DR**
Per Calendar Month

£1,150 Per



3 Bedroom House - Terraced located in Upper Washer Lane

Dickinson Egerton are pleased to bring to the market this spacious, modern style town house situated in the popular location of Pye Nest.

INTERNAL VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACE ON OFFER

Comprising of a large impressive entrance hall, modern fully fitted kitchen with appliances and quirky mezzanine area/dining area and WC to the ground floor. Staircase leading to the first floor with large lounge allowing plenty of natural light to flood in. To the second floor there are two bedrooms, one double and one single and house bathroom with white 3-piece suite, shower over bath. Staircase leading to the third floor, Master bedroom and en-suite bathroom.

The property also benefits from been newly decorated throughout in neutral tones with newly fitted carpets. Gas central heating, double glazing. One parking space on driveway in front of property and small stone patio area.

Rent - £1150.00

Deposit - £1326.92

Holding deposit (To be deducted from move in costs) -
£265.38

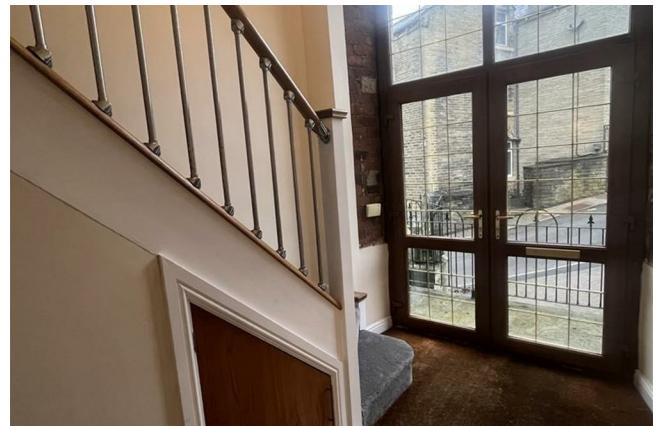
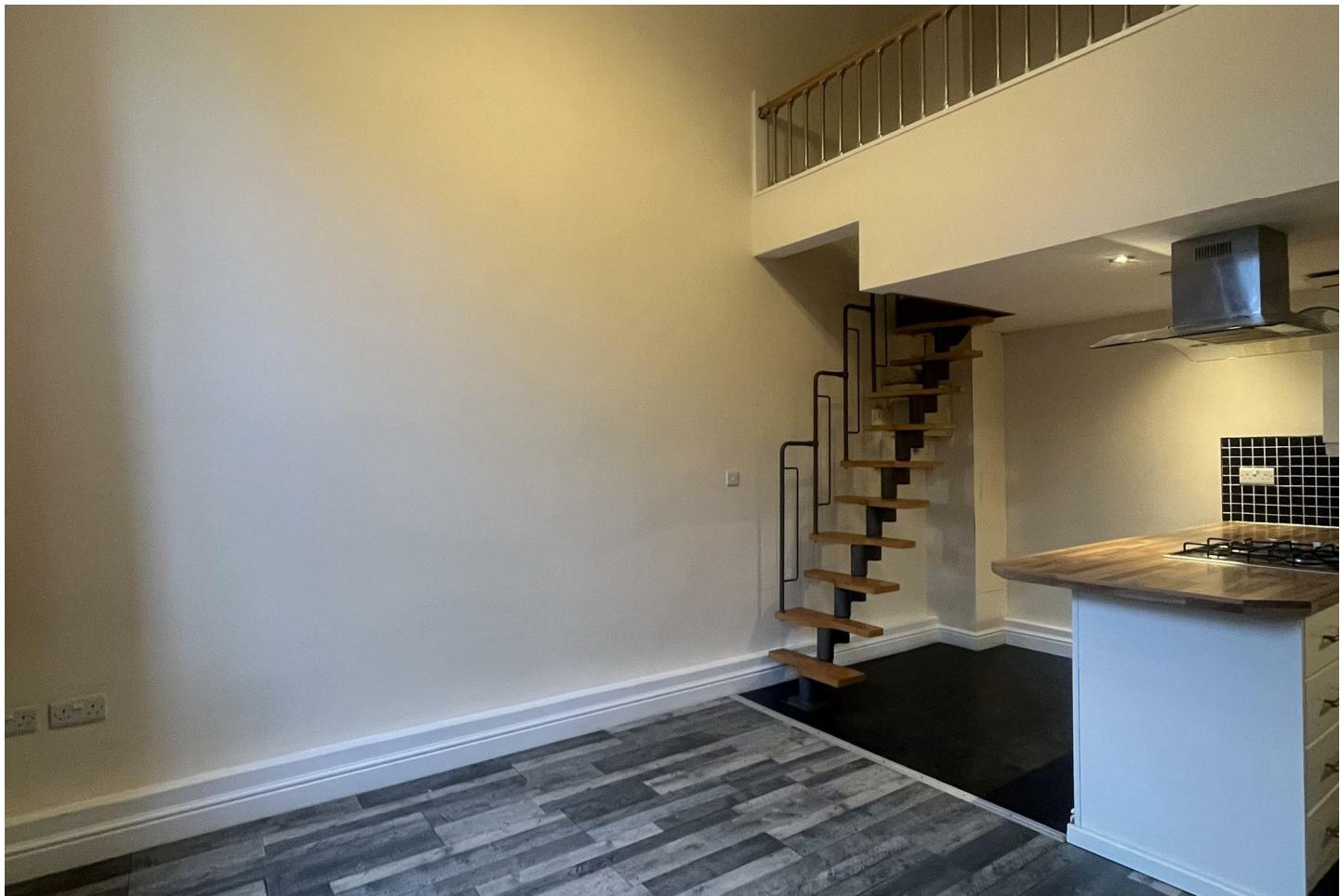
Lease - 6 / 12 month initial agreement offered

Council Tax Banding; C

Broadband Type - Standard, Superfast and Ultrafast

Mobile - Voice, Data & Enhanced Data

For further information, please visit the Ofcom checker.

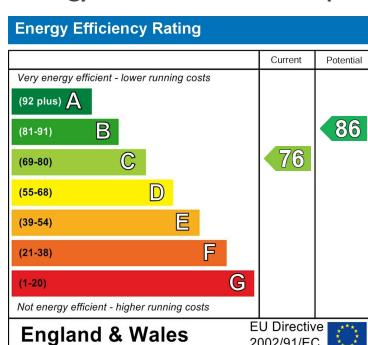


DICKINSON EGERTON LETTINGS | UNIT H6, GROUND FLOOR NORTH BRINDLEY HOUSE,
PREMIER WAY | LOWFIELD BUSINESS PARK | HUDDERSFIELD | WEST YORKSHIRE | HD5 0HE

Council Tax Band

C

Energy Performance Graph



Call us on

01484 513777

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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 are advised to recheck the measurements.



DICKINSON EGERTON
LETTINGS