FOUR BED HOUSE

TO LET



9 THE INGS, CLAYTON WEST, HUDDERSFIELD, HD8 9NJ



- 115.70 sq m
- Newly developed
- Master and en suite bathroom
- Gas central heating
- Private car parking available
- Paved garden to the front
- Situated in quiet residential area

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DESCRIPTION

Set in a desirable location, this newly developed four bedroom stone cottage combines rural charm with modern living. The property boasts a striking stone and rendered façade, a generous lounge filled with natural light, a contemporary fitted kitchen with appliances, and a separate dining room perfect for family gatherings. Upstairs, the master bedroom benefits from a stylish en suite, complemented by a beautifully finished family bathroom. Additional features include gas central heating, a useful cellar, and allocated parking to the side. This cottage offers an exceptional blend of character, comfort, and practicality - an ideal home for those seeking quality and charm. A hard landscaped area to the front of the property provides a low maintenance area for outdoor space.

LOCATION

Nestled in a quiet cul de sac, The Ings is known for its well kept homes, low traffic, and a friendly neighbourhood feel. The property enjoys a calm position while still being just a short stroll from the village centre, where you'll find everyday conveniences including shops, cafés, and local services.

Clayton West itself is surrounded by beautiful West Yorkshire countryside, with scenic routes towards Cannon Hall, Cliffe Wood, and the wider Denby Dale valley, making it ideal for those who enjoy outdoor leisure.



The location offers strong connectivity for commuters:

· Easy access to the A636 and A629, linking to Huddersfield, Wakefield, and Barnsley.
· Convenient routes to the M1, making commuting straightforward
· Nearby Denby Dale railway station provides direct rail links towards Huddersfield and Sheffield.
· Regular bus services run through the village, connecting to surrounding towns and employment hubs.
· Regular bus services connecting the village to wider West Yorkshire

ACCOMODATION

Lounge - 5.53m x 5.83m = 32.2 sq m
(Inc. foyer)

Kitchen - 2.50m x 4.81m = 12.0 sq m

Dining room - 3.96m x 4.05 sq m

Bedroom 1 - 4.04m x 3.93 sq m
(Front right)

Bedroom 2 - 2.80m x 2.49m = 7.0 sq m
(Rear right)

Bedroom 3 - 2.55m x 5.53m = 14.1 sq m
(Front left)

Bedroom 4 - 3.91m x 3.12m = 12.2 sq m
(Rear left)
En -suite - 1.80m x 1.75m = 3.20 sq m

Bathroom - 1.94m x 1.58m = 3.10 sq m

Plus cellar

Total net internal area = 115.70 sq m







SUMMARY

SIZE	115.70 sq m
RENT	£1,400 per calendar month
DEPOSIT	£1,615
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	Band A Kirklees
EPC	C-79
FURTHER INFORMATION	No smoking





VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
These particulars were created September 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.