



12 Brook Street  
Hellifield

# TO LET - 12 Brook Street, Hellifield, BD23 4EX

Available at a rent of £725 per calendar month.

£835 Deposit and usual references required

A tastefully decorated, unfurnished modern terraced house, comprising of one double and one large single bedroom, benefiting from a detached outhouse area suitable for multiple uses. Situated in the lovely village of Hellifield, favouring from all the local amenities.

Benefiting from a rear patio garden area, multi fuel stove, gas central heating and combination boiler, newly fitted kitchen and bathroom and much more to commend it the property comprises: -

Living room with multi fuel stove; Dining Kitchen; built in electric oven; induction hob; integrated fridge; stairs to first floor; landing; 2 bedrooms; shower room with walk in shower with heated mirror and towel rail; small enclosed garden to the front and enclosed patio garden to the rear; detached workshop outhouse with power and water services.

EPC rating D

Please note that all our tenancies require rent to be paid calendar monthly in advance. All applicants must be over 18 years of age on the date of the proposed tenancy and for each applicant, references will be required from employers, bankers and previous landlords (if applicable) together with personal references.

In order to make an application for a residential tenancy, a Holding Deposit equivalent to one weeks rent will be required. The Landlord has fifteen days to make a decision from the date the holding deposit is taken. If the tenancy does not go ahead then the money must be repaid in full within seven days of the deadline being reached.

Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.

Application forms can be provided at the viewing.

Details prepared: March 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.