



Halifax Road, Cambridge, CB4 3PX

£2,950 pcm

Unfurnished

4 Bedrooms

Available from 14/11/2026

EPC rating: D

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Halifax Road, Cambridge CB4 3PX

Appealingly presented Victorian house has been lovingly refurbished from top to bottom some years ago and remains a lovely home. Rooms are arranged over four floors, including a large eat-in kitchen, 3/4 bedrooms, 2/3 reception rooms, 2 bathrooms. Situated in a sought after area of north Cambridge with easy access to the M11, A14, university and city centre. EPC: E

- Three or four bedroom home
- 2 Bathrooms
- Garden at front and rear
- Off road parking for one car
- Permit can be applied for parking on street
- Not suitable for sharers - sorry
- Offered unfurnished
- EPC - D
- Council tax band E

Rent: £2,950 pcm

Viewing by appointment

Featuring an attractive blend of old and new, this appealingly presented Victorian home has been lovingly refurbished from top to bottom a number of years ago and remains a very attractive home. Rooms are arranged over four floors, including a large eat-in kitchen on the lower ground floor leading to a well maintained patio garden, living and dining rooms on the raised ground floor, 2 bright and spacious bedrooms and family bathroom on the 1st floor with stairs leading up to the converted loft, which is now the master bedroom suite. Situated in a sought after area of north Cambridge, the house is move in ready and benefits from easy access to the M11, A14, university and city centre.

HALL

SITTING ROOM

12'6" x 15'5" (3.80 m x 4.70 m)

DINING ROOM / BEDROOM 4

10'10" x 12'2" (3.30 m x 3.70 m)

KITCHEN / BREAKFAST ROOM

25'11" x 16'9" (7.90 m x 5.10 m)

- equipped with gas cooker, electric oven, fridge, freezer, dishwasher, washing machine

TOP FLOOR BEDROOM

21'4" x 10'10" (6.50 m x 3.30 m)

- with en suite; located on the top floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FRONT BEDROOM

13'1" x 16'5" (4.00 m x 5.00 m)

BEDROOM 2

12'2" x 10'10" (3.70 m x 3.30 m)

STUDY

10'6" x 10'2" (3.20 m x 3.10 m)

BATHROOM

8'10" x 10'10" (2.70 m x 3.30 m)
with bath and separate shower

CLOAKROOM

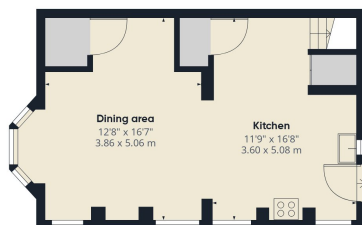
LARGE OUTSIDE STORAGE

Council Tax Band: E

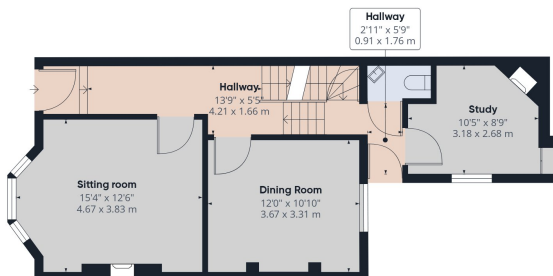
Holding Deposit: £680

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5660324



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1761 ft²
163.6 m²

Reduced headroom

41 ft²
3.8 m²

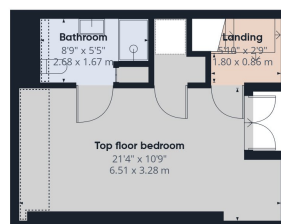
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360



Floor 2



Floor 3

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, current or expired (if expired by no more than 6 months)
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport, current or expired. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.