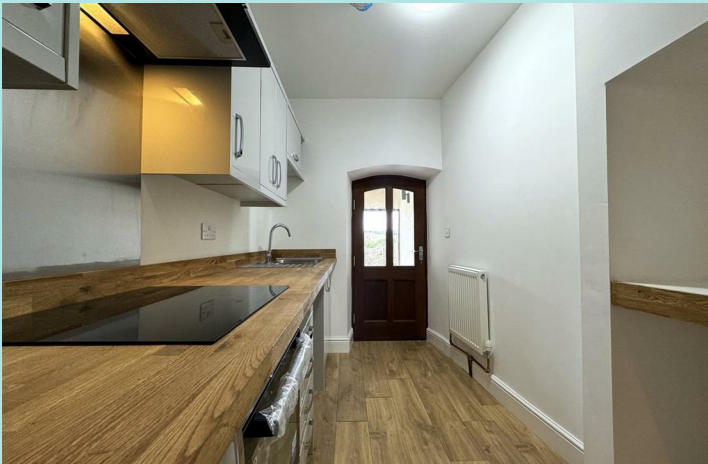




RESIDENTIAL



Woolrow Lane Birkhouse Road

Bailiff Bridge, Brighouse, HD6 4JN

£995 PCM





This recently refurbished three bedroom farm cottage briefly comprises of an entrance porch, spacious lounge with feature beams and multi fuel burner, galley kitchen, single bedroom or office space and two double bedrooms, bathroom has WC, pedestal basin and panelled bath with over bath shower and is ideally suited to a single or professional couple.

The property is situated within a small homestead and working farm at the end of a single track unadopted highway. Any applicant should be aware that high vehicle ground clearance is required in relation to access, and also that the highway is undergoing some replacement concreting which may limit vehicular access for some periods in summer 2024.

Whilst the accommodation is self-contained with it's own parking and garden areas, residents should be aware that the farm is actively worked and daily routines will take place in the immediate vicinity. No dogs can be permitted during the tenancy as pets due to the presence of livestock. A domestic cat may be allowed.

Utilities:

The property benefits from mains power (individual supply), and mains water (via sub-meter from main farmhouse). Drainage is via a septic tank which is maintained at the cost of the landlord, and there is no gas at the property. A solid fuel burning stove provides both hot water and central heating via a wet-filled piped system. In addition there is an electric immersion heater cylinder which can also be used to heat water.

Accommodation

This farm cottage has been refurbished to a high standard retaining some of the cottage original features and will be of special interest to someone wanting to 'get away from it all'. It boasts an entrance porch, spacious lounge with multi fuel burner with back boiler, galley kitchen with wooden floor, modern kitchen base and wall units with built in electric oven hob and a chimney extractor. The single bedroom/office space is situated on the split landing with two double bedrooms, one with walk in wardrobe/storage area, on the second floor. The bathroom consist of three piece white suite including over bath shower and a storage cupboard.

Location

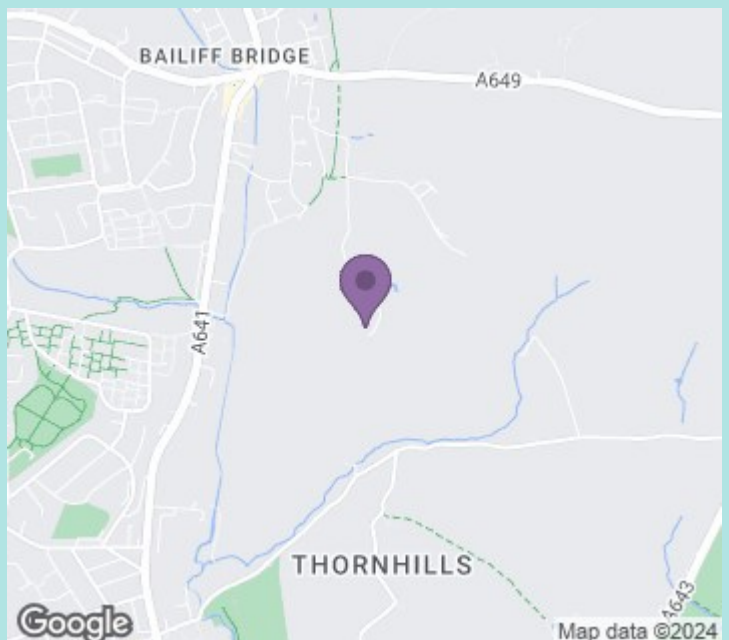
The property is located near Bailiff Bridge and occupying a rural area alongside a working farm at the end of a single track unadopted highway. The property includes two off road parking spaces and an allocated outside area/garden. Applicants should be aware that high vehicle ground clearance is required in relation to access, and also that the highway is undergoing some replacement concreting which may limit vehicular access for some periods in Summer 2024.

What Three Words ///steps.hunter.songs

Council tax band: C

EPC rating:

Deposit: £1,148



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