



FLORENTYNA COTTAGE

12 SAW HILL HX6 3DP



£900 pcm

CHARMING END TERRACE COTTAGE
 QUIET LOCATION IN COURTYARD SETTING
 DUAL ASPECT SITTING ROOM
 DINING KITCHEN
 THREE BEDROOMS
 FOUR-PIECE BATHROOM
 OFF-ROAD PARKING
 UNFURNISHED / NO PETS

This charming stone-built terrace is hidden away in a courtyard setting, yet conveniently located between Ripponden and Sowerby Bridge. The well-presented accommodation is arranged over two floors and briefly comprises a dual aspect sitting room, dining kitchen, three bedrooms and a smart four-piece bathroom.

The property benefits from off-road parking for two vehicles.

INTERIOR

The property is accessed via an entrance vestibule with staircase rising to the first floor. The spacious sitting room has windows to two aspects providing plentiful natural light and there is a wall mounted electric fire.

The galley-style dining kitchen is fitted with base and wall units and is equipped with a single bowl stainless steel sink, electric oven with four-ring gas hob and there is space for undercounter fridge and freezer and plumbing for a washing machine. There is space for a dining table and useful understairs storage cupboard.

There are three well-proportioned bedrooms to the first floor complemented by a four-piece bathroom housing a shower cubicle with electric power shower, bath, WC and pedestal wash basin.

EXTERNAL

There is off-road parking for two vehicles in front of the property.

DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and on reaching Triangle turn sharp left after the old Triangle Inn into Oak Hill, take the first left turn into Sandy Dyke Lane, continue past the left hand turn down Stubbing Lane into Dean Lane and the cobbled lane leading to the property is on the left hand side just after the post box.

LOCATION

The property is close to the villages of Mill Bank, Triangle and Ripponden. There are excellent local amenities including village schools, library, veterinary surgery, dental practice, health centre and a selection of shops, pubs and restaurants. The M62 motorway (J22 & J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds, there is a regular bus route and a mainline train station in nearby Sowerby Bridge.

SERVICES

All mains services, boiler located in bathroom.

COUNCIL TAX BAND - B

EPC RATING - TBA

ACCOMMODATION (all sizes approximate)

Entrance Vestibule

Sitting Room : 15' 1" x 14' 3" (4.61m x 4.35m) Maximum

Dining Kitchen : 18' 1" x 6' 4" (5.5m x 1.93m)

Understairs Cupboard

Bedroom 1 : 11' 2" x 9' 1" (3.41m x 2.77m)

Bedroom 2 : 11' 2" x 8' 8" (3.41m x 2.65m) Maximum

Bedroom 3 : 12' 2" x 6' 11" (3.70m x 2.11m)

Bathroom

TENANT RENTAL APPLICATION PROCESS

If you wish to apply for a property, you will be required to complete a tenancy application form, provide necessary documentation and pay a holding deposit to reserve the property. This is equivalent to one weeks rent and is refundable. It will only be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Once the application is successful, you will be required to pay a bond / security deposit (equivalent to five week's rent) and sign the Tenancy Agreement. The first months' rent is due on the tenancy start date, and the holding deposit will be credited towards this.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019, as per our Tenant Fees Schedule (available on our website www.houses.vg).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).

