



## 6 GRANGE MANOR

NORLAND HX6 3SF



£1,350 pcm

## LUXURY FIRST FLOOR APARTMENT

OPEN PLAN LOUNGE/ KITCHEN

TWO DOUBLE BEDROOMS WITH FITTED WARDROBES

EN-SUITE SHOWER ROOM & BATHROOM

GAS CENTRAL HEATING & UPVC DG

ELECTRIC GATED PARKING FOR TWO CARS

DESIRABLE RURAL LOCATION

FULLY FURNISHED

This exclusive first floor apartment is set in a rural location in the desirable village of Norland and enjoys far-reaching views over the neighbouring golf course and beyond. The immaculately presented property is finished to a high specification throughout and offers spacious open plan living accommodation.

### INTERIOR NOTES

The living room area has a feature gas fire and a full-height bay window affording delightful views.

The kitchen is fitted with quality base and wall units with integrated units to include Smeg oven, gas hob, integrated dishwasher, fridge, freezer and washer/dryer. There are also twin drink fridges.

The two double bedrooms enjoy delightful countryside views and both have fitted wardrobes. Bedroom 1 benefits from a luxurious en-suite shower room and there is a further beautifully appointed four-piece bathroom.

### EXTERNAL

Grange Manor is accessed via electric gates leading to the secure private residents parking for two cars. It is surrounded by manicured gardens, and abuts the local golf course.

### DIRECTIONS

From Ripponden traffic lights, take Halifax Road towards Sowerby Bridge, turning first right into Elland Road. Continue uphill past the Fleece Inn and after a further  $\frac{1}{4}$  mile turn left on the brow of the hill to Norland. Proceed past The Moorcock Inn and into Norland village. Turn left at the cross roads and Grange Manor can be found a few hundred yards on the left hand side.

### LOCATION

Grange Manor enjoys a peaceful rural location in the heart of the desirable village of Norland with amenities that include country pubs, golf course and village school, with a general store/post office and farm shop in the nearby village of Barkisland. The more

extensive amenities of Sowerby Bridge are only 5 minutes away, and the M62 motorway is easily accessible, providing excellent commuter links to Leeds, Bradford and Manchester.

### SERVICES

All mains services, gas central heating.

### COUNCIL TAX BAND - C

### EPC RATING - C

### ACCOMMODATION (all sizes approximate)

**Living Kitchen** : 20' 4" x 15' 10" (6.21m x 4.82m) Maximum

**Bedroom 1** : 15' 9" x 9' 5" (4.80m x 2.86m) Minimum

**En-suite** : 12' 9" x 5' 1" (3.89m x 1.54m)

**Bedroom 2** : 11' 10" x 8' 4" (3.61m x 2.54m)

**Bathroom** : 10' 0" x 7' 8" (3.06m x 2.34m)

### 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](http://www.houses.vg)).

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

