



COB CLOUGH HEAD COTTAGE

GOSLING LANE HX4 0FH



£2500 pcm INCLUDING BILLS

**** ALL UTILITY BILLS & COUNCIL TAX INCLUDED ****

BEAUTIFUL STONE-BUILT COTTAGE

OUTSTANDING PANORAMIC VIEWS

GENEROUS GATED PARKING & ENCLOSED GARDEN

LARGE LIVING DINING KITCHEN

QUALITY KITCHEN WITH INTEGRATED APPLIANCES

SITTING ROOM WITH WOOD BURNING STOVE

THREE DOUBLE BEDROOMS

FAMILY BATHROOM, EN-SUITE & CLOAKS/WC

FULLY FURNISHED

This stunning stone-built cottage enjoys superb panoramic views, generous gated off-road parking and a fully enclosed lawn garden.

The character property is let fully furnished with quality fixtures and fittings throughout.

The accommodation includes a large living dining kitchen with quality fitted kitchen and integrated appliances, a separate sitting room with wood burning stove, a master bedroom with en-suite shower room, two further double bedrooms and a four-piece family bathroom.

INTERIOR NOTES

The property is entered into an entrance hall with two-piece cloakroom.

The large living dining kitchen houses quality fitted units with granite worktops, double oven, four-ring hob with filter canopy above, integrated dishwasher, integrated fridge freezer and integrated washer. In the living area, there are stone steps to the first floor and a fireplace.

The spacious sitting room has windows to three elevations and a fireplace houses a wood burning stove.

The three double bedrooms are located on the first floor enjoying beautiful countryside views and are complemented with a four-piece family bathroom comprising large shower cubicle with rain-head shower, free-standing bath, WC and a vanity unit with wash basin. Bedroom 1 has an en-suite bathroom comprising shower cubicle with rain-head shower, WC and a corner vanity unit with wash basin.

The property is FULLY FURNISHED with quality fixtures and fittings.

EXTERNAL

The property enjoys generous gated off-road parking and a fully enclosed lawn garden with mature flowers and shrubs, enjoying stunning far-reaching views.

DIRECTIONS

From Ripponden take the Elland Road uphill passing the Fleece Inn and bear right into Barkisland. Take the first right into Rishworth Road and proceed past the cottages and farm. At the junction turn right into Saddleworth Road, then take the first right into Gosling Lane. Cob Clough Head Cottage is the first property on the right hand side.

LOCATION

Situated on the edge of Barkisland village, the local amenities are within easy reach including a village school, store with post office, Church, cricket club and pub. There is a regular bus service through the village and the M62 (J22 & J24) is within 15 minutes drive allowing speedy access to Manchester and Leeds.

SERVICES

Wood-burning stove in sitting room. Underfloor heating to ground floor. Hot water radiators to the first floor.

ACCOMMODATION (all sizes approximate)

Entrance Hall

Cloakroom / WC

Living Dining Kitchen : 26' 7" x 21' 7" (8.09m x 6.59m)

Sitting Room : 15' 7" x 14' 1" (4.74m x 4.30m)

First Floor Landing

Bedroom 1 : 15' 11" x 14' 0" (4.84m x 4.27m)

En-Suite Shower Room

Bedroom 2 : 16' 2" x 12' 10" (4.93m x 3.92m)

Bedroom 3 : 11' 8" x 8' 9" (3.55m x 2.66m)

Family 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).

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