



## 2 LOWER BANK HOUSE

BARKISLAND HX4 9PU



£795 pcm



## CHARMING MID-TERRACE COTTAGE

SPACIOUS DINING KITCHEN

COSY SITTING ROOM

TWO DOUBLE BEDROOMS

STUDY WITH ACCESS TO OCCASIONAL BEDROOM /

HOBBIES ROOM

THREE-PIECE BATHROOM

ENCLOSED REAR GARDEN

DESIRABLE, QUIET & PEACEFUL LOCATION

**PART FURNISHED / NO PETS**

Set in a peaceful conservation area, this charming stone-built terraced cottage is tucked away from the main road with open views to the front elevation.

### INTERIOR NOTES

The spacious dining kitchen has access to the rear garden, and is equipped with a stainless steel oven and four-ring gas hob, fridge / freezer, dishwasher and washing machine.

Double doors lead through to the cosy sitting room with decorative cast-iron fireplace.

There are two good-sized double bedrooms upstairs, and the bonus of an additional study with access up to a useful attic space, which could be used as an occasional bedroom / hobbies room.

The bathroom is fitted with a three-piece suite.

### EXTERNAL

The rear garden is fully enclosed and terraced on two levels with separate patio areas. There are open views to the front elevation across the surrounding fields. Two off road parking spaces.

### DIRECTIONS

From Ripponden take the Elland Road uphill and on passing the Fleece Inn bear right into Barkisland. Proceed over two junctions, passing the village shop/post office on the right into Stainland Road. Continue through the village and down the hill, passing the Griffin Pub and Barkisland Mill. As you start climbing up the hill take the next left turn into Lower and Upper Bank Houses, follow the road round to the left where you will find the property.

### LOCATION

Lower Bank Houses is ideally located close to the village of Barkisland, which has a village pub, village school, general store and

post office, farm shop, cricket club and church. The M62 (J24) is within a 10-minute drive, and there is a public bus service from Barkisland to Halifax.

### SERVICES

Gas central heating with hot water radiators. The boiler is located in the kitchen. All mains services.

**COUNCIL TAX BAND - B**

**EPC RATING - E**

**ACCOMMODATION (all sizes approximate)**

**Entrance Hall**

**Dining Kitchen: 18' 8" x 9' 5" (5.69m x 2.87m)**

**Sitting Room: 13' 0" x 10' 10" (3.96m x 3.30m)**

**First Floor**

**Bedroom 1: 12' 1" x 10' 1" (3.68m x 3.07m)**

**Bedroom 2: 10' 4" x 10' 2" (3.15m x 3.10m)**

**Study: 7' 11" x 6' 11" (2.41m x 2.11m)**

**Occasional Bedroom / Hobbies Room: 18' 4" x 6' 7" (5.58m x 2.01m)**

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

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