



UPPER ARKIN ROYD FARM

PIKE END ROAD HX6 4QS



£2,500 pcm

SMART DETACHED PROPERTY IN RURAL LOCATION

LANDSCAPED GARDENS WITH PANORAMIC VIEWS

TWO RECEPTION ROOMS

STYLISH BREAKFAST KITCHEN WITH INTEGRATED

APPLIANCES

FOUR BEDROOMS, BATHROOM & EN-SUITE SHOWER

GENEROUS OFF-ROAD PARKING

EASY ACCESS TO M62 (J22)

This beautifully presented detached farmhouse is located on an elevated position on the hillside above Rishworth and enjoys fabulous panoramic views across the valley. This thoughtfully planned and spacious home provides FOUR-bedroom family accommodation arranged over two floors and includes two reception rooms and spacious, fitted dining kitchen. In addition there is a contemporary bathroom and en-suite shower room.

The property stands in a large plot with generous parking, wooded gardens with low-maintenance patios and elevated timber sundeck.

INTERIOR

The property is entered via an entrance hall with staircase rising to the first floor. The spacious Breakfast Kitchen is fitted with hand painted units with timber work surfaces and two sinks. There is a large Belling Range cooker with LPG gas hob and extractor over. Appliances include a dishwasher, free-standing fridge-freezer and washing machine in the adjacent utility room. There is a spacious, dual aspect sitting room with multi-fuel stove and a large study / snug with generous storage and views over the garden. On the first floor there are four bedrooms, bedroom 1 benefiting from a three-piece en-suite shower. The first floor accommodation is completed with a smart three-piece bathroom housing a free-standing claw foot bath, WC and pedestal wash basin.

EXTERNAL

There is plentiful parking on the tarmac driveway in front of the timber gate that gives access to the property. There is sloping lawn garden to the front aspect, planted with mature shrubs and trees and a path winds down to the front door. To the rear of the property is a low-maintenance, landscaped garden comprising an attractive pea-gravelled area, a spacious stone-flagged patio with steps leading to an elevated sundeck, from where fabulous far-reaching views can be enjoyed.

DIRECTIONS

From Ripponden take the A672 Oldham Road through Rishworth and after passing Booth Wood Inn on the right hand side continue towards Booth Wood Reservoir. Turn right immediately before the Turnpike Inn and follow the road for approximately .5 mile. After a left hand bend go downhill, cross a beck and then follow the road uphill. The entrance to Upper Arkin Royd can be found at the top of the hill on the right hand side, indicated by our To Let Board.

LOCATION

Upper Arkin Royd Farm enjoys an elevated position above the desirable village of Rishworth and is close to a network of footpaths on the hillside leading down to the village, ideal for walking and outdoor pursuits. The nearby village of Ripponden offers excellent amenities including schools, health centre, veterinary surgery, dental practice, shops pubs and restaurants. The M62 (J22) is within 10 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds and there are mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

LPG gas heating, boiler housed in stone built store to the side of the property. Spring water with filtration system and septic tank drainage.

COUNCIL TAX BAND – E

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Entrance Hall

Cloaks Cupboard

Breakfast Kitchen : 19' 9" x 16' 6" (6.01m x 5.03m) Maximum

Sitting Room : 16' 6" x 14' 10" (5.03m x 4.52m)

Study : 10' 4" x 9' 7" (3.15m x 2.92m)

Snug : 11' 9" x 8' 6" (3.57m x 2.58m)

First Floor

Bedroom 1 : 13' 1" x 11' 7" (3.99m x 3.52m)

En-suite Shower

Bedroom 2 : 11' 9" x 8' 6" (3.57m x 2.58m)

Bedroom 3 : 10' 5" x 9' 2" (3.17m x 2.8m)

Bedroom 4 : 8' 5" x 8' 3" (2.56m x 2.52m)

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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