



13 NEW LONGLEY

NORLAND HX6 3RR

2 1 1



£850 pcm

GRADE II LISTED FORMER WEAVERS COTTAGE

RURAL VIEWS TO FRONT & REAR

OPEN PLAN LIVING ROOM & KITCHEN

VAULTED CELLAR ROOM WITH WINDOW

TWO DOUBLE BEDROOMS

THREE-PIECE SHOWER ROOM

SOUGHT AFTER RURAL LOCATION

UNFURNISHED

Enjoying a delightful rural location on the edge of Norland Moor, this charming, Grade II Listed, stone-built weavers cottage offers characterful accommodation with countryside views.

INTERNAL

The property is entered into a useful entrance porch.

The open plan living room and kitchen features windows to two aspects, a stone-flagged floor, open stone fireplace with multi-fuel stove.

The stylish kitchen houses base and wall units with complementary work surfaces; equipment includes an electric oven with induction hob over and integrated appliances including a dishwasher, fridge-freezer and washing machine.

The two double bedrooms are located on the first floor and both enjoy rural views and feature exposed beams. Bedroom 1 is particularly spacious and benefits from a walk-in wardrobe that incorporates good storage.

There is a smart three-piece shower room with shower cubicle, WC and wash basin.

EXTERNAL

Easy street parking on quiet lane.

DIRECTIONS

From Ripponden proceed up Elland Road past the Fleece Inn and at the brow of the hill turn left at the signpost to Norland. Continue on this road before turning left directly after the Moorcock Inn (now closed) into Longley Lane. New Longley can be found on the left hand side.

When viewing it is easier to park on the lane before the left turn into New Longley.

LOCATION

13 New Longley is only minutes away from rural moorland, yet just a short drive into Sowerby Bridge and its extensive amenities, which include a supermarket, leisure centre and a wide range of shops, pubs and restaurants. There is a general store/ post office, pub and cricket club in nearby Barkisland and popular local pubs and cafés in the village of Ripponden.

There is a mainline railway station in Sowerby Bridge and the M62 is only 15 minutes away.

SERVICES

Mains water and electricity. Electric radiators.

COUNCIL TAX BAND - A

EPC RATING - E

ACCOMMODATION (all sizes approximate)

Entrance Porch

Living Room / Kitchen

19' 8" x 17' 10" (5.99m x 5.44m)

Cellar

17' 5" x 10' 0" (5.31m x 3.04m)

First Floor

Bedroom 1

14' 10" x 12' 7" (4.51m x 3.84m)

Bedroom 2

11' 0" x 6' 8" (3.35m x 2.04m)

Shower Room

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).

