



8 STONELEA

BARKISLAND HX4 0HD

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£1,200 pcm

EXTENDED SEMI-DETACHED HOUSE
SPACIOUS SITTING ROOM WITH WOOD-BURNER
LARGE DINING KITCHEN
UTILITY & GROUND FLOOR CLOAKS / WC
USEFUL GROUND FLOOR STUDY
THREE BEDROOMS
MODERN FOUR-PIECE BATHROOM
ENCLOSED REAR GARDEN & OFF ROAD PARKING
UNFURNISHED
NO PETS

Located on a quiet residential cul-de-sac in the centre of the village of Barkisland, this extended semi-detached property offers spacious three bedroom accommodation.

INTERNAL

The ground floor living accommodation comprises a sitting room with corner wood-burning stove and large dining kitchen with patio doors leading out to the rear garden.

The kitchen has a breakfast bar and is equipped with a slot-in oven and hob, fridge / freezer and dishwasher.

A utility room houses the boiler, with plumbing for a washing machine and access out to the garden, and a cloakroom / WC.

In addition, there is a useful study space with a small window to the side elevation.

Upstairs there are two double bedroom and a sizeable single bedroom. A loft ladder in the third bedroom leads up to a useful attic space with Velux window.

The bathroom houses a modern four-piece suite comprising double-ended bath, walk-in shower cubicle, hand basin and WC.

EXTERNAL

There is off road parking for two cars to the front of the property, and a low maintenance landscaped rear garden with stone flagged patio and gravelled seating area with planted garden borders, accessed directly from the dining kitchen.

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).

DIRECTIONS

From Ripponden take the Elland Road uphill and on reaching the Fleece Inn bear right into Barkisland. Proceed over the first junction and Stonelea is on the left hand side just after the bus lay-by. No. 8 is on the right hand side.

LOCATION

Barkisland has excellent local amenities including a village school, post office/shop, farm shop, church, cricket club and pub. There is a regular bus service and the M62 (J24) is within 15 minutes drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

Gas central heating with hot water radiators, complemented by UPVC double glazed windows throughout. All mains services.

COUNCIL TAX BAND - B

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Sitting Room

21' 8" x 12' 5" (6.60m x 3.78m)

Dining Kitchen

18' 2" x 14' 10" (5.53m x 4.52m)

Study

8' 7" x 5' 5" (2.61m x 1.65m)

Utility Room

Cloakroom / WC

First Floor Landing

Bedroom 1

14' 10" x 10' 9" (4.52m x 3.27m)

Bedroom 2

15' 0" x 7' 2" (4.57m x 2.18m)

Bedroom 3

13' 10" x 6' 2" (4.21m x 1.88m)

Bathroom

Attic Space

