



# SWALLOW COTTAGE 15A STAINLAND ROAD

BARKISLAND HX4 0AQ

 3  2  2



£825 pcm

DELIGHTFUL COTTAGE  
DESIRABLE VILLAGE LOCATION  
SPACIOUS SITTING ROOM  
DINING KITCHEN  
THREE BEDROOMS  
EN-SUITE, HOUSE BATHROOM & CLOAKS  
GAS CH & UPVC DG  
PARKING & SHARED GARDEN AREA  
UNFURNISHED

Swallow Cottage is a deceptively spacious cottage, situated in the heart of the desirable village of Barkisland. The accommodation is arranged over three floors, providing flexibility of use.

#### INTERNAL

On the ground floor are two bedrooms, one with an adjoining en-suite shower room, and an additional three-piece bathroom.

The first floor comprises the good-sized dining kitchen, which has an external door to the garden area, and a third bedroom / study.

Upstairs is a large sitting room with exposed beams to the ceiling and a window affording far-reaching views.

Also on this floor is a useful two-piece cloakroom comprising wash hand basin and WC.

#### EXTERNAL

Outside there is off road parking and a garden area shared with neighbouring properties.

#### DIRECTIONS

From the centre of Ripponden take the Elland Road uphill, forking right after the Fleece Inn towards Barkisland. Continue ahead at the 2 crossroads into Stainland Road. Swallow

#### 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)).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).

Cottage is on the left hand side immediately after Stoneybutts Lane.

#### LOCATION

The property is within easy walking distance of the village amenities, which include a primary school, post office/general store, church, cricket club and village pub. There is a regular bus service and the M62 (J22 / 24) is within 15 minutes drive allowing speedy access to the motorway network.

#### SERVICES

All mains services. Gas central heating.

#### COUNCIL TAX BAND - C

#### EPC RATING - D

#### ACCOMMODATION (all sizes approximate)

##### Entrance Hallway

##### Bedroom 1

10' 8" x 8' 11" (3.25m x 2.72m)

##### En-Suite Shower Room

##### Bedroom 2

9' 0" x 8' 1" (2.74m x 2.46m)

##### Bathroom

##### First Floor Landing

##### Dining Kitchen

17' 8" x 10' 9" (5.38m x 3.27m) Maximum

##### Bedroom 3

9' 7" x 9' 5" (2.92m x 2.87m)

##### Second Floor Landing

##### Sitting Room

20' 7" x 11' 10" (6.27m x 3.60m)

##### Cloakroom

