

VG ESTATE AGENT
Dedicated to selling your home...

31 Upper Fountain Street

Sowerby Bridge HX6 2QY

2 1 1





£750 pcm

WELL-PRESENTED TERRACE PROPERTY

LIVING ROOM WITH STORAGE

FITTED KITCHEN

TWO BEDROOMS

THREE-PIECE BATHROOM

ENCLOSED PATIO GARDEN

ON-STREET PARKING

UPVC DG & GAS CENTRAL HEATING

EASY ACCESS TO AMENITIES

A spacious and well-presented terraced property conveniently located within a short walk of Sowerby Bridge town centre, with a fully enclosed patio garden.

INTERNAL

Living room with useful cupboards to one alcove.
Fitted kitchen housing electric oven with four-ring electric hob and filter canopy above, free-standing fridge freezer and plumbing for a washing machine.
Cellar providing useful storage.
To the first floor are two bedrooms and a three-piece bathroom comprising bath with shower over, WC and wash hand basin.

EXTERNAL

Fully enclosed paved patio garden and easy on-street parking.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge, proceed under the railway bridge and take the third left hand turning into Tower Hill. Continue uphill and follow the road around to the left, follow to the end, then continue around to the right into Mount Street. Upper Fountain Street is the third turning on the left hand side, and the property can be found on the left hand side.

LOCATION

Upper Fountain Street is located within easy walking distance of the excellent amenities offered by Sowerby Bridge including supermarkets and a range of shops, pubs and restaurants. There is a mainline railway station with direct lines to Leeds and Manchester within a 10 minute walk, a regular bus service and the M62 (J24) is within 20 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating. UPVC double glazing.

COUNCIL TAX BAND - A

EPC RATING - C

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).