



BROCKWELL LODGE

BROCKWELL GATE SOWERBY BRIDGE HX6 3PH



£750 pcm

DETACHED LODGE HOUSE

SITTING ROOM

FITTED KITCHEN & UTILITY ROOM

USEFUL CELLARS

TWO BEDROOMS

MODERN THREE-PIECE BATHROOM

CONVENIENT YET QUIET LOCATION

UNFURNISHED

NO PETS

This detached lodge house offers characterful accommodation with many period features throughout and is conveniently located just a short drive from Sowerby Bridge. The sitting room has an electric stove, bay window to the front elevation with original shutters and stone flagged floor. The well-planned kitchen has a range of units with timber worktops, four-ring gas hob with extractor hood over and electric oven below and an integrated fridge. It is complemented by an adjoining utility room, which has plumbing for a washing machine, vented space for tumble dryer and space for a freezer. Upstairs there is a double bedroom with a window to the front elevation with far-reaching views and original fireplace to the chimney breast, and a single bedroom to the rear of the property. They are complemented by a modern three-piece bathroom.

INTERNAL

EXTERNAL

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 Halifax Road towards Sowerby Bridge and after passing through Triangle turn left into Lower Brockwell Lane (by the tall chimney). Proceed uphill and the property is on the left hand side, at the bottom of Brockwell Gate.

LOCATION

The extensive amenities of Sowerby Bridge are only minutes away and include a wide range of shops, pubs and restaurants. The M62 motorway is within 15 minutes drive affording access to the motorway network.

SERVICES

Gas central heating. All mains services.

COUNCIL TAX BAND -

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Entrance Vestibule

Sitting Room

14' 9" x 12' 3" (4.49m x 3.73m) Exc Bay

Kitchen

14' 9" x 6' 6" (4.49m x 1.98m)

Utility Room

Cellars

First Floor Landing

Bedroom 1

14' 11" x 12' 5" (4.54m x 3.78m) Maximum

