



10 WOODSIDE VIEW

GREETLAND HX4 8BP

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£895 pcm

STONE BUILT MID TERRACE

SITTING ROOM WITH STUNNING VIEWS

LARGE DINING KITCHEN

TWO BEDROOMS

LAWNED GARDEN TO THE FRONT

PATIO AT THE REAR

ALLOCATED OFF ROAD PARKING

CONVENIENT FOR AMENITIES AND COMMUTING

Situated in the desirable village of Greetland this stone built terraced cottage offers deceptively spacious and well-presented accommodation whilst being tucked away in a very quiet location. The property has a sitting room and separate dining kitchen, two bedrooms, additional loft room and a three-piece bathroom.

Externally, there is a rear patio garden, lawned front garden and allocated parking.

INTERNAL

The property is accessed into a entrance vestibule with staircase rising to the first floor.

The sitting room features a fireplace with an ornamental wood-burner, and large window to the front with stunning far reaching views.

The dining kitchen houses has a mix of wall and low level cupboards, an electric oven with gas hob, a fridge freezer and a washing machine. Double doors lead out to the enclosed rear patio.

On the first floor are two double bedrooms complemented by a three-piece bathroom comprising bath with shower over and shower rail with curtain, WC and wash hand basin. The property further benefits from a large loft room accessed via a staircase in bedroom 2.

EXTERNAL

Outside, is a flagged patio at the rear and a level lawned garden to the front. There is an allocated off street parking space.

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 passing the Fleece Inn and keep on this road for two miles passing the Spring Rock Inn, Greetland Allrounders, Sportsman Inn and proceed downhill into Greetland. Pass the convenience store on the left hand side, proceed further downhill to the traffic lights in West Vale, turn right passing Victoria Mills on your right, proceed through the next traffic lights towards Holywell Green, take the third left on to Queen Street (with The Queen pub on the corner). At the top, turn left onto Green Lane, then right onto Featherbed Close, continue up Featherbed Close for 50m turning right into Featherbed Lane, the parking for the property can be found after 25m on the left, with steps leading to the property to the right of the parking area.

LOCATION

Woodside View is conveniently located within easy walking distance of the bars, restaurants and small supermarkets of West Vale. The area is also well placed for primary and secondary schooling, along with easy commuter links with a regular bus services and the M62 (J24) is within 15 minutes drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating with the boiler is located in the bathroom. UPVC double glazing.

COUNCIL TAX BAND - A

EPC RATING - D

