



1 HOLLIN STREET

TRIANGLE HX6 3NN

 2  1  1



£775 pcm

SPACIOUS END TERRACE HOUSE

SITTING ROOM & LARGE DINING KITCHEN

USEFUL STORE ROOM

TWO DOUBLE BEDROOMS

THREE-PIECE BATHROOM

GCH & UPVC DG

SMALL PATIO

PART FURNISHED

Situated in the sought after village of Triangle, this spacious end terrace house is arranged over four floors. The property includes a sitting room, dining kitchen, useful storeroom and two double bedrooms complemented by a three-piece bathroom. To the front of the property is a small patio area and there is easy on-street parking directly outside.

INTERNAL

The property has entrances on both the lower and upper ground floors.

The spacious dining kitchen houses fitted units with a four-ring gas hob, electric oven and filter hood, and a dishwasher. There is a multi-fuel stove inset to the chimney breast with timber mantle above.

There is a washer in the lower ground floor porch, a fridge freezer in the upper stairs cupboard, and a small chest freezer in the store room.

The sitting room features an open fireplace with tiled surround.

On the first floor there is a double bedroom and a three-piece bathroom housing a bath with shower over, WC and wash basin. There is a spacious double bedroom with exposed beams on the second floor.

EXTERNAL

There is a fully-enclosed stone-flagged yard. Easy on-street parking.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge. On reaching Triangle continue past the former Triangle Inn and the post office, turning left into Butterworth Lane. Take the 1st right into Hollin Street and No. 1 can be found on the left hand side.

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).

LOCATION

Hollin Street is within a few minutes walk of the village school, day nursery, post office and general store. The neighbouring town of Sowerby Bridge offers a wide range of local amenities including supermarkets, a leisure centre, doctors and dental surgeries, and a range of shops, pubs and restaurants.

The M62 is within 15 minutes drive allowing speedy access to the motorway network, and there is a regular public bus service close by.

SERVICES

All mains services. Gas central heating. The boiler is located in the kitchen. UPVC double glazing.

COUNCIL TAX BAND – A

EPC RATING - E

