



## 69 LOWER SKIRCOAT GREEN

SKIRCOAT GREEN HX3 0TG



£750 pcm

STONE-BUILT TERRACE COTTAGE

WELL-PRESENTED ACCOMMODATION

LIVING ROOM & FITTED KITCHEN

THREE BEDROOMS

HOUSE BATHROOM

PATIO GARDEN

EASY PARKING CLOSE BY

UNFURNISHED

Enjoying a convenient position in the sought-after village of Skircoat Green, this deceptive stone-built terraced cottage provides spacious and well-presented accommodation.

#### INTERNAL

Entered into the entrance hall with staircase rising to the first floor and housing the boiler. The fitted kitchen included a range cooker with filter hood above, and has space for a fridge freezer. The well-proportioned living room features a stone chimney breast with stove and exposed beams to the ceiling. Upstairs, there are three bedrooms complemented by a three-piece bathroom comprising bath with shower over, WC and basin. There is plumbing for a washer on the first floor landing.

#### EXTERNAL

Outside, there is a patio garden to the front. There is easy on road parking close by.

#### DIRECTIONS

From Sowerby Bridge take the Wakefield Road towards Copley, passing Lloyds data centre on the left-hand side. At the second set of traffic lights, turn left into Copley Lane and Lower Skircoat Green is near the top of the hill on the left hand side.

#### LOCATION

The property is just a few minutes' walk from the excellent amenities of Skircoat Green which include a primary school, library, post office and a selection of shops, pubs and restaurants. Calderdale Royal Hospital is just a short walk away. The M62 and Halifax / Sowerby Bridge railway stations are only 10 minutes' drive, providing direct links to Leeds, Bradford, Manchester & London.

#### SERVICES

All mains services. Gas central heating with hot water radiators. The boiler is location in the entrance hall. UPVC double glazed windows.

#### COUNCIL TAX BAND - A

#### EPC RATING - C

#### ACCOMMODATION (all sizes approximate)

##### Entrance Hall

##### Kitchen

15' 1" x 5' 11" (4.59m x 1.80m)

##### Living Room

15' 4" x 14' 0" (4.67m x 4.26m)

##### First Floor Landing

##### Bedroom 1

15' 6" x 10' 1" (4.72m x 3.08m)

##### Bedroom 2

10' 2" x 7' 6" (3.10m x 2.29m)

##### Bedroom 3

7' 5" x 7' 0" (2.25m x 2.14m)

##### Bathroom

#### 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).

