



30 ALBERT ROAD

SOWERBY BRIDGE HX6 2PA



£775 pcm

MID TERRACE PROPERTY

OPEN PLAN LIVING KITCHEN

LOWER GROUND FLOOR UTILITY ROOM

THREE BEDROOMS

HOUSE BATHROOM & EN-SUITE

CONVENIENT LOCATION

FRONT PATIO AREA

UNFURNISHED

A back to back mid terrace property renovated to an excellent standard, conveniently located within a short walk of Sowerby Bridge town centre.

INTERNAL

Spacious open plan living room / kitchen with wall mounted TV and feature electric fire. The kitchen is fitted with smart grey gloss units housing double oven with four-ring induction hob and integrated appliances include a slimline dishwasher, fridge and freezer. There is access to the lower ground floor utility room which houses wall and base cupboards, integrated freezer and washer dryer. On the first floor there is a double bedroom with wardrobe, a single bedroom and a four-piece bathroom housing a bath with shower over, WC and wash basin in a vanity unit. There is a further double bedroom with en-suite shower room on the second floor.

EXTERNAL

Neat patio area to the front of the property. On-street parking.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge, proceed under the railway bridge and through the traffic lights at Tuel Lane. Continue ahead, passing Syhiba restaurant on the left, and take the next left into Gratrix lane.

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).

At the crossroads ahead, turn left into Park Road continuing into Beech Road. Turn right into Albert Road and the property can be found on the right hand side.

LOCATION

Albert Road 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

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

COUNCIL TAX BAND - A

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Living Room / Kitchen

14' 5" x 14' 2" (4.40m x 4.32m)

Lower Ground Floor

Utility Room

6' 9" x 6' 7" (2.05m x 2.0m)

First Floor

Bedroom 1

10' 0" x 9' 8" (3.04m x 2.95m)

Bedroom 2

7' 3" x 5' 9" (2.21m x 1.74m)

Bathroom

Second Floor

Bedroom 3

14' 1" x 11' 9" (4.29m x 3.58m) Limited headroom

En-suite Shower Room

