



## 65 HOULTS LANE

GREETLAND HX4 8HW



Monthly Rental Of £980

## STONE-BUILT END TERRACE HOME

SITTING ROOM

BREAKFAST KITCHEN WITH GARDEN ACCESS

TWO DOUBLE BEDROOMS

THREE-PIECE BATHROOM

GARDEN WITH SHED & outhouse

EASY ON STREET PARKING

PART FURNISHED

Situated in the desirable village of Greetland this stone built end terrace cottage offers deceptively spacious and well-presented accommodation. The property has a sitting room and separate breakfast kitchen, two double bedrooms and a three-piece bathroom.

Externally, there is a neat garden and easy on street parking.

### INTERNAL

The living room features a wood burning stove inset to the chimney breast with solid timber mantle. Dining area with sliding doors out to the rear garden. Access to cellar.

The kitchen houses cream shaker-style units, solid timber worktops with a Belfast sink, double oven with gas hob and extractor canopy above, plumbing for a washing machine and space for a fridge freezer.

On the first floor are two double bedrooms complemented by a fully tiled bathroom housing a three-piece suite comprising bath with mains-fed shower over and shower screen, and a vanity unit with concealed cistern WC and wash hand basin.

### EXTERNAL

Outside, is a level garden with gravelled patio, a level lawn, garden shed and a stone outhouse with WC. There is easy on street parking.

### 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).

### 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 and take the left hand turn into Milner Lane. Proceed ahead and at the end of the lane turn left into Hoult Lane. No. 65 is on the right hand side.

### LOCATION

Hoult Lane is conveniently located within easy walking distance of the village school, general store, church and community/sports centre. The more extensive amenities of West Vale are also nearby, with a range of shops, bars and restaurants.

There is a regular bus service 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 Bedroom 2. UPVC double glazing.

### COUNCIL TAX BAND - B

### EPC RATING - D

### ACCOMMODATION (all sizes approximate)

#### Entrance Vestibule

#### Sitting Room

16' 0" x 12' 6" (4.87m x 3.81m)

#### Kitchen

16' 3" x 6' 11" (4.96m x 2.11m)

#### First Floor Landing

#### Bedroom 1

11' 6" x 10' 5" (3.50m x 3.18m)

#### Bedroom 2

15' 11" x 7' 3" (4.86m x 2.22m)

#### Bathroom

#### Outhouse

