



25 ALBERT ROAD

SOWERBY BRIDGE HX6 2PA



£775 pcm

SPACIOUS THROUGH TERRACE PROPERTY

SITTING ROOM

DINING KITCHEN

USEFUL CELLAR

THREE DOUBLE BEDROOMS

FOUR-PIECE BATHROOM

FULLY ENCLOSED REAR PATIO

UNFURNISHED

A spacious through terraced property conveniently located within a short walk of Sowerby Bridge town centre, with a fully enclosed rear patio.

INTERNAL

Sitting room with gas fire and double doors through to dining kitchen. Kitchen with electric oven and four-ring gas hob and integrated dishwasher. Large cellar room with plumbing for a washing machine. Two double bedrooms to the first floor, complemented by a four-piece bathroom comprising whirlpool bath, shower cubicle, WC and wash hand basin. Large attic bedroom to the second bedroom with Velux window.

EXTERNAL

Fully enclosed paved patio area to the rear of the property. On-street parking to the front.

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. 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 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

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)

Entrance Hall

Sitting Room

12' 4" x 11' 8" (3.76m x 3.55m)

Kitchen

15' 1" x 11' 11" (4.60m x 3.64m)

Cellar

First Floor Landing

Bedroom 2 (Front)

12' 3" x 9' 6" (3.73m x 2.89m)

Bedroom 3 (Back)

12' 0" x 9' 9" (3.66m x 2.96m)

Bathroom

Attic Bedroom 1

24' 11" x 15' 3" (7.60m x 4.65m)

