



5 GRAY HALL

STAINLAND HX4 9PJ

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£895 pcm

CHARACTER COTTAGE

SITTING ROOM WITH WOOD BURNING STOVE

BREAKFAST KITCHEN

TWO BEDROOMS

THREE-PIECE BATHROOM

FRONT & REAR GARDENS

CENTRAL VILLAGE LOCATION

ONE OFF ROAD PARKING SPACE

UNFURNISHED

Tucked away in the desirable village of Stainland, this mid-terrace cottage Tucked away in the desirable village of Stainland, this mid-terrace cottage benefits from good sized gardens to both the front and rear, plus an off road parking space.

INTERNAL

The property is entered via an entrance vestibule into the sitting room, with stone flagged floor, window to the front elevation, stone fireplace fitted with a wood burning stove, and a floor hatch accessing the cellar.

The kitchen is equipped with an electric oven and electric hob, and washing machine. A door leads out to the rear garden.

To the first floor are two bedrooms - a double and good sized single. The bedrooms are complemented by a three-piece bathroom comprising bath with shower over, WC and pedestal wash hand basin.

EXTERNAL

There is one off road parking space to the front of the property.

The front garden comprises a flagged patio area and path, and lawn area.

The rear garden is accessed via a door in the kitchen, and comprises a patio area and steps up to a lawn.

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).

DIRECTIONS

From the centre of Ripponden turn on to Elland Road and proceed uphill passing The Fleece Inn and then bear right into Barkisland. Continue over both sets of crossroads and continue past Barkisland Mill and uphill into Beestonley Lane. On reaching Stainland turn left into Bowling Green Road and Gray Hall is accessed via a lane on the left hand side.

LOCATION

Stainland Village has an excellent village school, pharmacy, playing fields, cricket club, pubs and a restaurant. There is a regular bus service and the M62 motorway (J24) is within 5 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester.

SERVICES

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

COUNCIL TAX BAND - A

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Sitting Room

17' 9" x 11' 11" (5.4m x 3.62m)

Kitchen

14' 10" x 10' 7" (4.53m x 3.22m)

Bedroom 1

14' 11" x 11' 7" (4.54m x 3.53m)

Bedroom 2

8' 8" x 7' 4" (2.65m x 2.24m)

Bathroom

