



6 NEW BARTON

HUBBERTON HX6 1NW



£825 pcm

STONE-BUILT COTTAGE
FAR-REACHING RURAL VIEWS
FITTED DINING KITCHEN
SITTING ROOM WITH FRENCH DOORS TO GARDEN
TWO BEDROOMS
THREE-PIECE BATHROOM
USEFUL BUILT-IN STORAGE THROUGHOUT
ENCLOSED REAR GARDEN ABUTTING FIELDS
UNFURNISHED
NO PETS

Located in the sought-after rural hamlet of Hubberton, this stone-built cottage offers attractively presented accommodation enjoying outstanding countryside views and benefitting from an enclosed rear garden abutting fields and easy on road parking.

The accommodation includes a fitted dining kitchen, a sitting room with French doors to the garden, two bedrooms and a three-piece bathroom.

INTERIOR NOTES

The dining kitchen houses cream shaker style units with timber worktops. There is a range style cooker, plumbing for a washing machine and space for a fridge freezer.

The sitting room has French doors to the rear elevation leading out to the garden, an open-staircase rising to the first floor, an exposed stone fireplace housing a wood-burning stove, exposed timber beams to the ceiling and useful built-in storage.

The two bedrooms are located on the first floor and both enjoy far-reaching views. The family bathroom comprises bath with shower over, WC and a basin.

NOTE: The loft space is not accessible or included in the tenancy.

EXTERNAL

To the rear of the property is a fully enclosed stone-flagged patio overlooking neighbouring fields.

DIRECTIONS

From Ripponden take the A58 into Sowerby Bridge. Just before the railway bridge turn left onto Sowerby New Road and continue uphill into the village and passing the shops on the left. Follow the road to the left at the head of the village and proceed towards Hubberton, look out for and take a right hand turning onto Hubberton Green

Road, continue along this road taking a sharp left turn and 6 New Barton can be found in the row of cottages on the left.

LOCATION

6 New Barton is located in the rural hamlet of Hubberton, close to Sowerby and Triangle and within easy reach of the excellent amenities of Sowerby Bridge, which include shops, schools, a leisure centre and regular bus service. The property offers good commuter links being only 10 minutes' drive from the mainline railway station at Sowerby Bridge, and the M62 (J24 & J22) are within 25 minutes' drive.

SERVICES

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

COUNCIL TAX BAND – B

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Dining Kitchen : 13' 5" x 8' 5" (4.10m x 2.57m)

Sitting Room : 13' 5" x 13' 4" (4.10m x 4.07m)

First Floor Landing :

Bedroom 1 : 13' 5" x 7' 11" (4.10m x 2.41m) Into Wardrobes

Bedroom 2 : 8' 8" x 8' 8" (2.65m x 2.64m)

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).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).



Please Note These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for let with the property. All measurements are approximate.