



## 3 FAIR VIEW

BARKISLAND HX4 0DP



£795 pcm

## STONE-BUILT CHARACTER COTTAGE

BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES

SITTING ROOM WITH MULTI-FUEL STOVE

2ND RECEPTION ROOM / REAR ENTRANCE

TWO BEDROOMS

THREE-PIECE BATHROOM

ENCLOSED PATIO GARDEN

QUIET LOCATION - TUCKED AWAY FROM THE MAIN  
ROAD

**UNFURNISHED / NO PETS**

Tucked away from the main road, this delightful Grade II listed character cottage is conveniently located between the sought after villages of Ripponden and Barkisland.

### INTERIOR NOTES

The breakfast kitchen houses grey shaker style units with timber worktops, ceramic sink and electric oven with four-ring gas hob above. Integrated appliances include a fridge, dishwasher and washer.

There is an open staircase to the first floor, useful under-stairs cupboard and quarry tiled floor. The sitting room has a stone fireplace housing a multi-fuel stove.

The 2nd reception room / rear entrance has a door leading out to the enclosed patio garden.

To the first floor are two bedroom and a bathroom comprising bath with rain head shower over, WC and basin.

### EXTERNAL

Fully enclosed patio garden. Easy on road parking. There is also access to the property via the shared driveway.

### DIRECTIONS

From Ripponden proceed up Elland Road (Ripponden Bank) and the property is located at the top of the hill directly opposite the Fleece Inn. The property is accessed via a shared driveway to the right hand side of the bus stop. At the end of the drive the property can be found to the right.

### LOCATION

The property is conveniently located between the villages of Ripponden and Barkisland and is just a short walk away from local

amenities, which include a post office, church, village schools, health centre, dental surgery and a selection of shops, pubs and restaurants. The M62 is only 10 minutes' drive away, providing excellent commuter links. There are mainline railway stations nearby with direct lines to Manchester and Leeds; Sowerby Bridge, 3 miles away / 10 mins drive, Littleborough 20 mins drive. There is also a regular bus service.

### SERVICES

All mains services. Gas central heating. Double-glazed windows.

**COUNCIL TAX BAND – A**

**EPC RATING - E**

### ACCOMMODATION (all sizes approximate)

**Breakfast Kitchen : 12' 9" x 12' 0" (3.88m x 3.65m) Maximum**

**Sitting Room : 12' 1" x 12' 1" (3.69m x 3.68m)**

**2nd Reception Room / Rear Entrance : 8' 3" x 5' 5" (2.51m x 1.64m)**

### First Floor Landing

**Bedroom 1 : 12' 2" x 12' 0" (3.72m x 3.67m)**

**Bedroom 2 : 8' 9" x 6' 4" (2.67m x 1.92m)**

### 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](http://www.houses.vg)).

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

