



## 81 ROOLEY HEIGHTS

SOWERBY BRIDGE HX6 1HR



£1,100 pcm

## UNIQUE ECO-FRIENDLY DETACHED HOME

### A-RATED ENERGY PERFORMANCE CERTIFICATE

### FABULOUS OPEN PLAN LIVING ROOM / DINING KITCHEN

### SEPARATE SITTING ROOM & ENTRANCE PORCH

### THREE BEDROOMS

### TWO CONTEMPORARY SHOWER ROOMS

### SOLAR PANELS & AIR SOURCE HEATING

### GATED OFF-ROAD PARKING & LOW-MAINTENANCE

### PATIO GARDEN

### CONVENIENT LOCATION WITH FAR-REACHING VIEWS

### UNFURNISHED

This unique detached property boasts an exceptional energy efficiency rating of A and has been built to the highest standards by the current vendors.

#### INTERIOR NOTES

The property is accessed via a wall of bi-fold doors directly into the open plan living room / dining kitchen with space for separate sitting and dining areas. The kitchen is fitted with a range of modern wall and base units with granite effect work surface and undermounted sink. Equipment includes a Neff single double oven with retreating door, matching microwave / combination oven, four-ring induction hob with filter canopy over; integrated appliances include a washing machine, fridge and freezer.

The cosy sitting room is accessed from the living room via a sliding pocket door, windows to two aspects provide natural light and there is a wall mounted electric fire. Another sliding pocket door gives access to the ground floor shower room which houses a large shower cubicle, WC and wash basin mounted on a vanity unit. The ground floor accommodation is completed with an entrance porch, which gives access to the rear gated parking area and a storeroom housing the hot water tank and heating controls.

There are two large double bedrooms on the first floor, both open to roof height with windows to three aspects. The first floor accommodation is completed with a single bedroom/study and a three-piece shower room with shower cubicle, WC and wash basin mounted on a vanity unit.

#### EXTERNAL

To the rear of the property is gated off-road parking. To the front of the property there is a low-maintenance patio garden.

#### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the crossroads turn right into Dean Lane, proceed along Dean Lane turning left into St Peters Avenue and left again into Towngate. The property can be found on the left-hand side, at the entrance to Rooley Heights. For viewing purposes the property is accessed through the grounds of Prospect House.

#### LOCATION

The property is located in the residential village of Sowerby, which has two village pubs, shops, primary and secondary schools and a church. The more extensive amenities of neighbouring Sowerby Bridge include a health centre, library, leisure centre and a variety of shops, pubs and restaurants. The M62 (J22) is within a 15-minute drive. There is a regular public bus service to Sowerby Bridge and Halifax. The mainline railway station in Sowerby Bridge provides speedy access to Leeds, Manchester and beyond.

#### SERVICES

Mains electric, water and drainage. Air source heat pump supplies underfloor heating to the ground floor. Solar panels provide electricity.

#### COUNCIL TAX BAND - D

#### EPC RATING - A

#### 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 week's 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 month's 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).

