



52 HOULTS LANE

GREETLAND HX4 8HN



£650 pcm

STONE-BUILT TERRACE COTTAGE

LARGE LIVING ROOM WITH WOODBURNING STOVE

SMART FITTED KITCHEN

USEFUL CELLAR

TWO DOUBLE BEDROOMS

THREE-PIECE BATHROOM

FULLY ENCLOSED GARDEN WITH DECKED PATIO

UNFURNISHED

NO PETS

Situated in the desirable village of Greetland this mid-terrace cottage offers deceptively spacious accommodation, having been extended to provide a generous living area with space for dining.

INTERIOR NOTES

The living room features a wood burning stove inset to the chimney breast with solid timber mantle. Dining area with sliding doors out to the rear garden. Access to cellar.

The kitchen houses cream shaker-style units, solid timber worktops with a Belfast sink, double oven with gas hob and extractor canopy above, plumbing for a washing machine and space for a fridge freezer.

On the first floor are two double bedrooms complemented by a fully tiled bathroom housing a three-piece suite comprising bath with mains-fed shower over and shower screen, and a vanity unit with concealed cistern WC and wash hand basin.

EXTERNAL

Outside, at the rear is a fully enclosed garden with decked patio and a level lawn. There is easy on street parking in front of the property.

DIRECTIONS

From Ripponden take the Elland Road uphill passing the Fleece Inn and keep on this road for two miles passing the Spring Rock Inn, Greetland Allrounders, Sportsman Inn and proceed downhill into Greetland. Pass the convenience store on the left hand side, proceed further downhill and take the left hand turn into Milner Lane. Proceed ahead and at the end of the lane turn right into Hoult Lane. No. 52 is on the right hand side.

LOCATION

Hoult Lane is conveniently located within easy walking distance of the village school, general store, church and community/sports centre. There is a regular bus service and the M62 (J24) is within 15

minutes drive allowing speedy access to the motorway network. The more extensive amenities of West Vale are also nearby, with a range of shops, bars and restaurants.

SERVICES

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

COUNCIL TAX BAND - B

ACCOMMODATION (all sizes approximate)

Kitchen : 17' 2" x 5' 6" (5.23m x 1.68m)

Sitting Room : 17' 6" x 12' 2" (5.33m x 3.71m)

Dining Area : 12' 11" x 5' 4" (3.93m x 1.62m)

Cellar : 17' 6" x 5' 10" (5.33m x 1.78m) Maximum

First Floor Landing

Bedroom 1 : 11' 6" x 8' 6" (3.50m x 2.59m)

Bedroom 2 : 11' 6" x 9' 4" (3.50m x 2.84m)

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).

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