



## 1 CROW BOTTOM, THE OLD MALTINGS

PREMIER WAY HX5 9HF



£800 pcm

SEMI-DETACHED COTTAGE IN PRIVATE LOCATION

CHARMING GARDENS

OPEN PLAN LIVING ROOM / KITCHEN

SEPARATE STUDY

TWO DOUBLE BEDROOMS WITH WARDROBES

STYLISH 4-PIECE SHOWER ROOM

PARKING & SECURE GATED DRIVEWAY

EASY ACCESS TO M62

A deceptively spacious semi-detached cottage in a very private location with security gate access, within a short walk of the amenities of Elland.

#### INTERIOR

The property is entered into a spacious, open-plan living room / kitchen with open fireplace (decorative only) in the sitting area. The kitchen is fitted with a modern range of gloss units with complementary worksurfaces and central island with breakfast bar. The kitchen is equipped with a 1½ bowl sink, electric oven with gas hob over and integrated appliances include a dishwasher, washer-dryer, wine cooler and fridge-freezer. Off the sitting area is a useful study with built-in desk and shelves and to the rear of the kitchen area is the rear entrance vestibule providing excellent cloaks storage.

There are two double bedrooms on the first floor with bedroom 1 benefiting from built-in storage. Complementing the bedrooms is a modern four-piece fully tiled shower room housing a walk-in shower cubicle, WC, bidet and wash basin mounted on a vanity unit.

#### EXTERNAL

From the electric gate a driveway leads to both properties and off-road parking. There is a garden with large stone-flagged patio and mature lawns bordered with shrubs and trees.

#### DIRECTIONS

From Ripponden take the Elland Road proceeding along Rochdale Road to the traffic lights at West Vale. Go straight through the lights and at the next junction take the right fork into Long Wall, which continues into Jepson Lane. Continue along the main road through Elland and turn left at the Roundabout into the Elland Riorges Link, go straight on at the next roundabout and straight through the traffic lights. Take the second exit off the double roundabout into Lowfields

Way, left at the next roundabout into Savile Way, cross the River Calder and take the next left into Premier Way. Continue to the end of the road where the gates for The Old Maltings are directly ahead.

#### LOCATION

The excellent amenities of Elland including a selection of supermarkets, senior and junior schools, doctor's surgery, park, cinema and a broad selection of shops, pubs and restaurants, all within walking distance. There is a regular bus service and the M62 (J24) is within a 5 minute drive allowing speedy access to the motorway network, Manchester and Leeds.

#### SERVICES

All mains services. Gas central heating, boiler located in office. UPVC double glazing.

#### COUNCIL TAX BAND - TBA

#### EPC RATING - TBA

#### ACCOMMODATION (all sizes approximate)

**Living Room / Kitchen :** 20' 9" x 13' 0" (6.33m x 3.96m)

**Study :** 10' 2" x 4' 7" (3.09m x 1.4m)

**Bedroom 1 :** 11' 2" x 10' 6" (3.4m x 3.19m) Maximum

**Bedroom 2 :** 10' 4" x 9' 5" (3.14m x 2.88m) Maximum

#### Shower Room

#### 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).



**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 or 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.