



7 NORLAND VIEW

SOWERBY BRIDGE HX6 2BB



£750 pcm

END TERRACE PROPERTY WITH VIEWS

SITTING ROOM

FITTED KITCHEN

TWO DOUBLE BEDROOMS

THREE-PIECE BATHROOM

ENCLOSED FRONT GARDEN

REAR GARDEN WITH PATIO, LAWN & SHED

CONVENIENT LOCATION

UNFURNISHED

NO PETS

Enjoying an elevated position on a quiet cul-de-sac on the hillside overlooking Norland lies this brick-built mid-terrace cottage which benefits from countryside views, an enclosed garden and off-road parking. This well presented property includes a bright and airy living room with feature fireplace, a fitted kitchen and two double bedrooms complemented by a three-piece bathroom. The property is conveniently located on the outskirts of Sowerby Bridge and just a short walk from all local amenities.

INTERIOR

The property is accessed via an entrance hall which has stairs rising to the first floor and a door leading into the sitting room. The spacious south facing sitting room enjoys views across the valley. The kitchen is equipped with a built-in electric oven with four ring gas hob and extractor canopy over. There is plumbing for a washing machine, space for a fridge freezer and here is an understairs cupboard providing useful storage. An external door leads to the rear garden.

The two double bedrooms are located on the first floor with bedroom 1 having a walk-in storage cupboard with hanging rails and shelves. The bathroom is fitted with a three-piece suite comprising bath with mixer shower over, WC and pedestal wash basin.

EXTERNAL

To the front of the property is an enclosed garden with lawn and path to front door, a path continues to the rear of the property which has a paved patio, artificial lawn and upper level with natural lawn and shed.

DIRECTIONS

From Ripponden take the Halifax Road (A58) to Sowerby Bridge and continue through the town and at the second set of traffic lights

(opposite Donaldson's Vets) continue straight on to the roundabout and take the second exit, Norland View is the first turn on the right and number seven is on the left hand side.

LOCATION

Norland View is located close to the centre of Sowerby Bridge, just a few minutes' walk to the extensive amenities including supermarkets and a range of shops, pubs and restaurants. The mainline Railway Station is also within easy walking distance, with direct lines to Leeds and Manchester. The M62 motorway (J24) is within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating, boiler located in the understairs cupboard.

COUNCIL TAX BAND - A

EPC RATING - TBA

ACCOMMODATION (all sizes approximate)

Sitting Room : 13' 8" x 12' 10" (4.16m x 3.92m)

Kitchen : 15' 10" x 5' 11" (4.83m x 1.81m)

Bedroom 1 : 12' 11" x 9' 4" (3.93m x 2.85m)

Bedroom 2 : 10' 5" x 9' 6" (3.17m x 2.9m)

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 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).

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

