



16 EXCELSIOR MILL

RIPPONDEN HX6 4FD



£700 pcm

SMART APARTMENT, NEWLY DECORATED

NEW CARPETS THROUGHOUT

OPEN PLAN LIVING ROOM

NEWLY FITTED KITCHEN

TWO DOUBLE BEDROOMS

NEWLY APPOINTED THREE-PIECE SHOWER ROOM

QUIET LOCATION TO REAR OF BUILDING

PERMIT PARKING & COMMUNAL GARDENS TO REAR

CONVENIENT VILLAGE LOCATION

NO PETS

UNFURNISHED

A spacious first floor apartment (WITH LIFT ACCESS) enjoying a convenient location within walking distance of the excellent village amenities of Ripponden. The property has a good-sized living space with high ceilings which is open through to the newly fitted kitchen.

INTERIOR

The apartment has a spacious open-plan living space with high ceilings with exposed beams and trusses and large window, open plan to the kitchen area. The new kitchen is equipped with an electric oven with four-ring induction hob and extractor canopy over and has space for a fridge freezer and plumbing for a washing machine.

The two bedrooms are both good-sized doubles and feature exposed stone walls. They are complemented by a brand new three-piece shower room double-sized walk-in shower, WC and wash basin mounted in a vanity unit.

EXTERNAL

Outside, there is parking and a communal garden area located to the rear of the mill.

DIRECTIONS

From the centre of Ripponden, take the Oldham Road and continue past The Silk Mill pub. Take the left hand turn into Stepping Stones and Excelsior Mill is on the right hand side at the bottom of the hill.

LOCATION

Excelsior Mill is located in the centre of Ripponden, being within walking distance of local amenities including a health centre with pharmacy, dental practice and a selection of shops, pubs and restaurants. The M62 (J22) is within 10 minutes drive allowing speedy access to the motorway network.

SERVICES

Electric heating throughout, complemented by UPVC double glazed windows. Mains electric and water.

COUNCIL TAX BAND - C

EPC RATING - E

ACCOMMODATION (all sizes approximate)

Entrance Hall

Living Room : 11' 4" x 9' 9" (3.46m x 2.97m)

Kitchen : 11' 3" x 6' 3" (3.44m x 1.91m) Maximum

Bedroom 1 : 10' 5" x 9' 10" (3.17m x 2.99m)

Bedroom 2 : 9' 5" x 7' 5" (2.87m x 2.25m)

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).

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