



FLAT 40c

OLDHAM ROAD HX6 4DP



£695 pcm

DUPLEX FLAT IN CENTRAL VILLAGE LOCATION

OPEN PLAN LIVING ROOM & KITCHEN

TWO BEDROOMS

THREE-PIECE BATHROOM

VIEWS ACROSS THE VALLEY

SMALL PATIO AREA

UNFURNISHED

This duplex flat enjoys a central village location, and benefits from its own independent access and small patio area outside.

INTERIOR NOTES

Open plan living room / kitchen. Kitchen is equipped with an electric oven and four-ring gas hob. Plumbing for a washing machine and understairs cupboard with power.

To the first floor is a double bedroom with Velux window, complemented by a three-piece bathroom comprising WC, wash hand basin and bath with shower over.

EXTERNAL

The flat is tucked away and accessed to the rear of row of shops on Oldham Road. There is a raised patio area directly in front of the property.

DIRECTIONS

From Ripponden traffic lights take the Oldham Road towards Rishworth and the property is on the right hand side opposite Shine Dentist. Access is to the left of Olivias Hair Salon, up the steps and to the rear of the row of shops.

LOCATION

The flat enjoys a central village location, which has excellent amenities including a health centre, dental practice and a selection of shops, pubs and restaurants. There is a regular bus service directly outside to Halifax and the M62 (J22) is within 10 minutes drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating.

COUNCIL TAX BAND - A

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Living Room : 17' 6" x 13' 9" (5.34m x 4.19m)

Kitchen

Bedroom 2 : 13' 5" x 7' 6" (4.08m x 2.29m)

Bedroom 1 : 14' 2" x 12' 5" (4.31m x 3.79m)

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).

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

