



60A ROCHDALE ROAD

RIPPONDEN HX6 4JU



£190,000

SPACIOUS MID-TERRACE HOUSE
SITTING ROOM WITH OPEN FIREPLACE & STOVE
SMART FITTED KITCHEN
TWO LARGE DOUBLE BEDROOMS
STYLISH FOUR-PIECE BATHROOM
REAR PATIO AREA
DESIRABLE VILLAGE LOCATION
UNFURNISHED

This stone-built mid-terrace cottage is conveniently located less than a mile from the centre of Ripponden, close to local amenities, lovely rural walks and just a short drive to the more extensive amenities in Sowerby Bridge. This beautifully presented two bedroom property provides accommodation arranged over three floors to include a spacious sitting room, smart fitted kitchen with pantry off, two double bedrooms and a stunning four-piece bathroom. Externally to the rear of the property there is an enclosed patio and a small, low maintenance garden to the front.

INTERIOR

The property is entered into the sitting room which features exposed brick walls and an open fireplace housing a wood-burning stove. The stunning kitchen is fitted with a range of painted units with granite worktops incorporating an undermounted Butler sink and including a range style oven with induction hob and extractor fan over. There is plumbing for a washing machine and space for a fridge-freezer in the pantry. The external door from the kitchen leads into the rear patio garden. On the first floor is a spacious double bedroom and a superb four-piece bathroom housing a free-standing bath, corner shower cubicle, WC and pedestal wash basin. Bedroom 2 is located on the second floor and is a generously proportioned double bedroom with Velux rooflight.

EXTERNAL

There is a small, low-maintenance garden to the front elevation and a fully enclosed patio garden to the rear.

DIRECTIONS

From Ripponden traffic lights, take the right hand fork into Rochdale Road and proceed uphill where the property can be found on the right hand side of the road, the property is in the middle of the row, as identified by our To Let board.

LOCATION

The property is located within a mile of the excellent local amenities of Ripponden which include an excellent village school, church,

health centre, dentist, vets and a selection of shops, pubs and restaurants. The M62 is within a 15 minute drive, allowing speedy access to the motorway network towards Leeds and Manchester. There is a regular bus service nearby and a mainline train station in Sowerby Bridge, just four miles away

SERVICES

All mains services. Gas central heating, boiler located in Kitchen.

COUNCIL TAX BAND - B

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Sitting Room : 15' 1" x 12' 6" (4.59m x 3.81m)

Kitchen : 11' 11" x 8' 5" (3.63m x 2.56m)

Pantry

First Floor

Bedroom 1 : 15' 1" x 12' 6" (4.59m x 3.81m)

Bathroom : 9' 3" x 8' 6" (2.82m x 2.59m)

Second Floor

Bedroom 2 : 21' 7" x 15' 2" (6.57m x 4.62m)

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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