



9 CHURCH MEADOWS

RIPPONDEN HX6 4HT



£695 pcm

DUPLEX APARTMENT IN CONVERTED CHURCH
LIVING ROOM FEATURING ORIGINAL CHURCH ARCH
FITTED KITCHEN
TWO DOUBLE BEDROOMS
FOUR-PIECE BATHROOM
COMMUNAL GARDENS & PATIO
ALLOCATED PARKING SPACE
CONVENIENT VILLAGE LOCATION
UNFURNISHED
NO PETS

This smart duplex apartment is located in a converted church comprising only 14 properties. This apartment offers well appointed accommodation ideal for a single person or couple looking for an easily run home blending character features, including exposed beams and stonework, with modern comforts.

The open plan living accommodation is located on the first floor, with two bedrooms and a four-piece bathroom located on the ground floor.

Externally the property has an allocated parking space with additional parking for visitors, communal gardens and patio.

INTERIOR

Character features throughout including exposed beams and trusses, exposed stonework and original arched windows. The open plan living accommodation is accessed via a spiral staircase to the first floor and includes a fitted kitchen equipped with an electric oven with four-ring gas hob and filter canopy above. In addition there is a free-standing fridge-freezer and washing machine. The sitting area is separated from the kitchen by a feature rustic brick archway and is open to full roof height with exposed timber beams, trusses, arched windows and Velux roof-lights. The two bedrooms are located on the ground floor and bedroom 1 includes fitted wardrobes. The bedrooms are complemented by a contemporary four-piece bathroom housing a free-standing bath, shower cubicle, WC and wall-hung wash basin.

EXTERNAL

Outside is an allocated parking space plus additional visitor parking, and communal gardens.

DIRECTIONS

From the centre of Ripponden take the Oldham Road towards Rishworth and Church Meadows is on the right hand side just before the Silk Mill pub.

LOCATION

Church Meadows is within walking distance of the village amenities of Ripponden, which include a health centre, dental surgery, library and a choice of shops, pubs and restaurants. There is a regular bus service and the M62 is within 10 minutes' drive, providing excellent commuter links to Leeds, Manchester and beyond. There is a mainline railway station in the nearby town of Sowerby Bridge.

SERVICES

All mains services. Gas central heating. The boiler is located in a cupboard in the living room.

COUNCIL TAX BAND - C

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Ground Floor

Entrance Hall

Bedroom 1 : 13' 9" x 9' 8" (4.2m x 2.95m)

Bedroom 2 : 11' 6" x 7' 5" (3.51m x 2.27m)

Bathroom

First Floor

Living Room / Kitchen : 23' 1" x 17' 5" (7.04m x 5.3m)

Living Room : 17' 5" x 10' 2" (5.3m x 3.1m)

Kitchen Area : 17' 5" x 10' 2" (5.3m x 3.1m)

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).

