



24 RYESTONE DRIVE

RIPPONDEN HX6 4JW



Monthly Rental Of £1,400

IMMACULATE SPACIOUS MODERN TOWNHOUSE

SITTING ROOM WITH JULIET BALCONY

FITTED KITCHEN & UTILITY ROOM

THREE BEDROOMS PLUS STUDY / OCCASIONAL

BEDROOM

HOUSE BATHROOM, EN-SUITE & CLOAKS

GARDEN WITH PATIO

INTEGRAL GARAGE & PARKING

DESIRABLE VILLAGE LOCATION

UNFURNISHED / NO PETS

Located in the desirable village of Ripponden on a popular residential development, this modern end townhouse offers deceptively spacious accommodation arranged over three floors, allowing flexibility of use as a three or four bedroom home. The FOUR BEDROOM accommodation is arranged over three floors, allowing for versatility of use and includes a sitting room, a fitted dining kitchen, utility room, family bathroom and an en-suite shower rooms.

INTERIOR

The well-proportioned living accommodation is located on the first floor and includes a sitting room with Juliet balcony enjoying views across the neighbouring hillside, as well as a quality dining kitchen with granite worktops, Siemens range-style cooker with six-ring gas hob and integrated appliances including dishwasher, fridge and freezer.

Upstairs, there are three bedrooms which are complemented by an en-suite shower room to the master bedroom and family bathroom. The ground floor has access to the integral garage and comprises a fourth double bedroom or study, useful utility room with plumbing for a washer and space for a dryer and two-piece cloakroom.

EXTERNAL

Driveway parking to the front leading to the integral single garage. The rear garden can be accessed directly from the dining kitchen and has a patio and lawn with well-stocked garden borders.

DIRECTIONS

From Ripponden traffic lights proceed along the Rochdale Road for approximately one mile, passing the Butchers Arms pub and turn left into Rylands Park. Take the second left into Riestone Drive, and the property can be found at the bottom on the right hand side.

LOCATION

Riestone Drive is situated within one mile of Ripponden and its excellent village amenities and schools. There is a regular public bus service and the M62 motorway (J22 & J24) is within 15 minutes drive allowing speedy access to the motorway network. There are nearby mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating and UPVC double glazing.

COUNCIL TAX BAND - D

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Entrance Hall

Integral Garage

Bedroom 4 : 9' 5" x 8' 11" (2.87m x 2.72m)

Utility Room

Cloaks / WC

First Floor Landing

Sitting Room : 16' 0" x 9' 7" (4.87m x 2.92m)

Dining Kitchen : 16' 7" x 9' 1" (5.05m x 2.77m)

Second Floor

Bedroom 1 : 10' 3" x 9' 7" (3.12m x 2.92m)

En-suite Shower Room

Bedroom 2 : 10' 3" x 8' 6" (3.12m x 2.59m)

Bedroom 3 : 7' 9" x 6' 9" (2.36m x 2.06m)

Family 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).

