



29 EXCELSIOR MILL

RIPPONDEN HX6 4FD



£825 pcm

SUPERB DUPLEX PENTHOUSE APARTMENT
LARGE OPEN PLAN LIVING ROOM / KITCHEN
TWO DOUBLE BEDROOMS
THIRD BEDROOM / LIVING SPACE MEZZANINE LEVEL
THREE-PIECE BATHROOM
ELECTRIC HEATING & DOUBLE GLAZING
CENTRAL VILLAGE LOCATION
EASY ACCESS TO M62
UNFURNISHED
NO PETS

A superb duplex penthouse apartment enjoying a peaceful location, yet within walking distance of the excellent village amenities of Ripponden. The property has a spacious open-plan living space with high ceilings with exposed beams and trusses, large windows overlooking the river and French doors with Juliet balcony affording far-reaching views across the valley.

INTERIOR NOTES

The kitchen is equipped with an oven, four-ring electric hob, integrated fridge / freezer, dishwasher and washing machine, and has a breakfast bar.

Accessed from the living room is a useful mezzanine level with Velux window, an ideal space for a third bedroom or study.

There are two double bedrooms, complemented by a three-piece bathroom. The master bedroom is particularly spacious with two large windows creating a light, bright space.

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 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, and there is a mainline railway station at nearby Sowerby Bridge.

SERVICES

Electric storage heaters throughout, complemented by UPVC double glazed windows. Electric underfloor heating in the bathroom.

COUNCIL TAX BAND - D

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Entrance Hall

Open Plan Living Room : 21' 2" x 19' 7" (6.47m x 5.97m) Overall

Kitchen Area : 11' 8" x 7' 7" (3.56m x 2.31m)

Bedroom 1 : 15' 4" x 10' 8" (4.67m x 3.25m)

Bedroom 2 : 9' 5" x 9' 4" (2.89m x 2.87m) Maximum

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).

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