



37 SILK MILL CHASE

RIPPONDEN HX6 4BY



£550 pcm

IMMACULATE GROUND FLOOR APARTMENT
SPACIOUS OPEN PLAN LIVING / DINING / KITCHEN
TWO DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM & BATHROOM
ALLOCATED PARKING SPACE
CONVENIENT VILLAGE CENTRE LOCATION
UNFURNISHED

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Entrance Hall : 8' 6" x 10' 0" (2.60m x 3.05m) Max

Living Room : 14' 11" x 18' 0" (4.55m x 5.49m) Overall

Kitchen Area : 10' 5" x 8' 6" (3.2m x 2.6m)

Bedroom 1 : 9' 0" x 11' 0" (2.75m x 3.38m)

En-suite Shower Room : 7' 1" x 5' 1" (2.18m x 1.56m)

Bedroom 2 : 9' 0" x 10' 6" (2.75m x 3.21m)

Bathroom : 6' 10" x 5' 6" (2.10m x 1.68m)

An immaculate ground floor apartment located in this popular village centre development.

INTERIOR NOTES

Spacious entrance hall with solid oak flooring which runs through to the living room / kitchen. Useful storage cupboard.

Light and bright living room open through to the kitchen with a useful breakfast bar. Kitchen comprises a four-ring gas hob and electric oven below, freestanding fridge / freezer and space for a washing machine.

Master bedroom with en-suite shower room comprising wash hand basin, WC and large shower cubicle.

Second double bedroom, complemented by a three-piece bathroom.

EXTERNAL

There is an allocated parking space and allocated visitor parking outside, and maintained grounds.

DIRECTIONS

From the centre of Ripponden proceed along Oldham Road, and turn right into Silk Mill Chase directly opposite the Silk Mill Pub on the left hand side. No.37 is in the second block on the left hand side.

LOCATION

Silk Mill Chase is within easy walking distance of the excellent local amenities in Ripponden, which include a primary school, health centre, dental practice and a selection of shops, pubs and restaurants. The M62 is within 3 miles providing excellent commuter links, and there is a mainline railway station with direct lines to Manchester and Leeds in nearby Sowerby Bridge, only a 10 minute drive away.

SERVICES

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

COUNCIL TAX BAND - B

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).



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