



8 EXCELSIOR MILL

RIPPONDEN HX6 4FD

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£750 pcm

FIRST FLOOR APARTMENT IN DESIRABLE MILL

OPEN PLAN LIVING ROOM

LARGE FEATURE WINDOW

FULLY EQUIPPED KITCHEN

TWO DOUBLE BEDROOMS

BATHROOM & EN-SUITE SHOWER ROOM

COMMUNAL CAR PARKING

CONVENIENT VILLAGE LOCATION

LIFT ACCESS

UNFURNISHED

This first floor corner apartment provides well-presented accommodation with high ceilings and large windows.

The property is just a short walk from the centre of Ripponden, enjoys off road parking in the communal car park, and is within easy reach of the M62.

INTERNAL

The open plan living room has a huge window to the front elevation and two large windows to the side elevation, all with bespoke curtains / blinds, creating a light and bright space. There is an open archway through to the kitchen, which is fully equipped with an electric oven with ceramic hob above, integrated fridge and freezer, and washer / dryer. Bedroom 1 is a good-sized double, with an en-suite shower room and useful cupboard housing the hot water cylinder. Bedroom two is located to the rear, and is complemented by a three-piece bathroom.

EXTERNAL

There is ample parking outside the mill, and a communal garden area located to the rear.

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).

DIRECTIONS

From the centre of Ripponden take Oldham Road, continue past The Silk Mill pub and take the left hand turn into Stepping Stones. Excelsior Mill can be found at the bottom of the lane on the right hand side.

LOCATION

Excelsior Mill is situated in the heart of the delightful village of Ripponden, which has excellent amenities including a health centre, dental practice and a selection of shops, restaurants and pubs.

The M62 is within a few minutes drive allowing speedy access to the motorway network. Sowerby Bridge is only 3 miles away and has a mainline railway station with regular service to both Leeds and Manchester.

SERVICES

Electric heating with slimline heaters complemented by UPVC double glazed windows. Mains electric and water.

COUNCIL TAX BAND - C

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Entrance Hall

Living Room

19' 6" x 13' 11" (5.94m x 4.24m) Maximum

Kitchen

10' 3" x 5' 2" (3.12m x 1.57m)

Bedroom 1

15' 4" x 11' 0" (4.67m x 3.35m)

En-suite Shower Room

Bedroom 2

10' 5" x 8' 0" (3.17m x 2.44m)

Bathroom

