



## 33 SILK MILL CHASE

RIPPONDEN HX6 4BY

 2  2  1



£695 pcm

THIRD FLOOR APARTMENT  
SPACIOUS OPEN PLAN LIVING DINING KITCHEN  
TWO DOUBLE BEDROOMS  
THREE-PIECE BATHROOM & EN-SUITE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
ALLOCATED CAR-PARKING  
CONVENIENT VILLAGE LOCATION  
M62 ONLY 10 MINS AWAY  
UNFURNISHED  
NO PETS

#### LOCATION

The excellent village amenities are within walking distance and include a health centre, dental practice and a selection of shops, pubs and restaurants. There are local bus services and the M62 is within 5 miles, providing excellent commuter links, and there are mainline railway stations with direct lines to Manchester and Leeds in nearby Sowerby Bridge and Littleborough.

#### SERVICES

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

#### COUNCIL TAX BAND - B

#### EPC RATING - C

**A spacious third (top) floor apartment located in the popular village centre development of Silk Mill Chase.**

#### INTERNAL

This quiet apartment offers spacious open plan living with a living / dining room with window affording far-reaching views and open through to a well-equipped fitted kitchen. The kitchen houses a range of units and is equipped with a four-ring hob and electric oven. There is space for a fridge freezer and a washing machine. There is also a cupboard in the entrance hall providing generous storage. The two good-sized double bedrooms are complemented by an en-suite shower room and three-piece bathroom.

#### EXTERNAL

The apartment has an allocated parking space with additional visitor parking and communal grounds.

#### DIRECTIONS

From the traffic lights in the centre of Ripponden take the A672 Oldham Road and Silk Mill Chase is on the right hand side, just opposite The Silk Mill pub. No. 33 Silk Mill Chase is on the right hand side in the second block of apartments.

#### 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](http://www.houses.vg)).

**We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).**

