



## 7 DERWENT COURT

RIPPONDEN HX6 4JE



£725 pcm

FIRST FLOOR APARTMENT  
WELL-PRESENTED THROUGHOUT  
SPACIOUS LIVING ROOM WITH JULIET BALCONY  
FULLY EQUIPPED KITCHEN  
TWO DOUBLE BEDROOMS  
EN-SUITE SHOWER ROOM & BATHROOM  
CONVENIENT VILLAGE LOCATION  
ALLOCATED PARKING  
M62 WITHIN 10 MINUTES DRIVE  
UNFURNISHED

This first floor apartment enjoys a convenient location close to the amenities of the desirable village of Ripponden and far-reaching views over neighbouring houses. The modern light and airy apartment offers well-presented and well-maintained accommodation.

#### INTERNAL

Spacious open plan living room with space for both sitting and dining areas with french doors and a juliet balcony, open through to the kitchen area. The kitchen houses shaker style units and an electric oven with four-ring electric hob over and extractor fan. Integrated dishwasher and washing machine, free-standing fridge-freezer. Bedroom 1 has a three-piece en-suite shower room. The second bedroom is also a double with a range of wardrobes with sliding mirrored doors. There is a three-piece bathroom.

#### EXTERNAL

Allocated parking space and additional visitor parking.

#### DIRECTIONS

From Ripponden traffic lights proceed uphill along Rochdale Road, passing the Butchers Arms pub on the left. Take the next left hand turn into Rylands Park. Follow the road downhill almost to the bottom, and No.7 Derwent Court can be found in the apartment block on the right hand side.

#### 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).**

#### LOCATION

Derwent Court is situated on a popular residential development of detached homes, townhouses and apartments. It is within a few minutes drive of the amenities of Ripponden, including a health centre, dental practice, post office and a selection of shops, bars and restaurants. The M62 motorway (J22) is within a 10 minute drive, providing excellent commuter links. There is a mainline railway station in nearby Sowerby Bridge with direct lines to Leeds, Bradford and Manchester.

#### SERVICES

Electric storage heaters. Mains electricity and water.

#### COUNCIL TAX BAND - B

#### EPC RATING - D

#### ACCOMMODATION (all sizes approximate)

##### Entrance Hall

##### Living Room

16' 1" x 12' 4" (4.89m x 3.77m)

##### Kitchen

10' 4" x 6' 4" (3.16m x 1.94m)

##### Bedroom 1

12' 3" x 10' 0" (3.74m x 3.04m)

##### En-suite

##### Bedroom 2

11' 10" x 7' 1" (3.6m x 2.15m)

##### Bathroom

