



11 EXCELSIOR MILL

RIPPONDEN HX6 4FD

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£750 pcm

SPACIOUS FIRST FLOOR APARTMENT

LARGE OPEN PLAN LIVING ROOM

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS

THREE-PIECE BATHROOM

CAR PARKING

LIFT ACCESS

UNFURNISHED

This first-floor double-aspect corner apartment provides spacious accommodation with high ceilings. There is off-road parking outside the mill and a communal garden area located to the rear.

INTERNAL

All rooms are accessed from the entrance hall which has a boiler cupboard. The living room is bright and airy with a large window and French doors with Juliet balcony. The living room is open plan to the kitchen which is equipped with an electric oven with hob and extractor above, and with space for washing machine and space for fridge-freezer. There are two double bedrooms feature exposed stone walls and are complemented by a three-piece bathroom comprising bath with shower over, WC and basin.

EXTERNAL

There is off-road parking outside the mill and a communal garden area located to the rear.

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.

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).

LOCATION

Excelsior Mill is situated in the heart of the delightful village of Ripponden, which has excellent amenities including a variety of shops, health centre, dentist, 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 on economy 7, complemented by UPVC double glazed windows. Mains electric and water.

COUNCIL TAX BAND - D

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Entrance Hall

14' 1" x 6' 4" (4.28m x 1.94m)

Living Room

21' 2" x 10' 11" (6.45m x 3.33m)

Kitchen Area

14' 5" x 5' 2" (4.40m x 1.57m)

Bedroom 1

14' 2" x 10' 1" (4.31m x 3.08m)

Bedroom 2

14' 7" x 7' 11" (4.45m x 2.42m)

Bathroom

10' 1" x 6' 10" (3.08m x 2.08m)

