



19 RIVERVIEW

RIPPONDEN HX6 4BL

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£775 pcm

WELL-PRESENTED TOP FLOOR DUPLEX APARTMENT

OPEN PLAN LIVING ROOM WITH VIEWS

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO BEDROOMS

BATHROOM & EN-SUITE SHOWER ROOM

CENTRAL VILLAGE LOCATION

SECURE UNDERGROUND PARKING

MINIMUM 12 MONTH TERM

UNFURNISHED

Enjoying a central village location, this top floor duplex apartment has been fitted to a high specification throughout with high quality fixtures and fittings.

INTERNAL

The open plan living room enjoys open views over Ripponden village and the kitchen area is fitted with a range of white high-gloss units with Cooke & Lewis four ring ceramic hob with electric oven and grill below and integrated appliances including Cooke & Lewis washer / dryer and dishwasher, and Indesit fridge and freezer. A staircase with aluminium and glass balustrade leads downstairs to the bedrooms. The two bedrooms are both doubles, and the master bedroom is complemented by a three-piece en-suite shower room. In addition is a three-piece bathroom comprising panelled bath, WC and pedestal wash hand basin.

EXTERNAL

The apartment has the added advantage of a parking space and visitor parking in the underground car park with electric remote controlled gates.

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 traffic lights in Ripponden, take Oldham Road and Riverview can be found on the left hand side, above the Co-Op store. The apartment is accessed via the door to the left hand side of the building.

LOCATION

The excellent village amenities of Ripponden include a health centre, dental practice, park and a selection of shops, pubs and restaurants, all within walking distance.

There is a regular bus service and the M62 (J22 & J24) is within 15 minutes drive allowing speedy access for commuters to the motorway network.

SERVICES

Underfloor heating throughout the apartment with individually controlled thermostats in each room, complemented by double glazed windows.

COUNCIL TAX BAND - B

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Open Plan Living Room / Kitchen

20' 0" x 17' 5" (6.10m x 5.31m) Maximum

Lower Ground Floor Hallway

Bedroom 1

14' 6" x 9' 3" (4.43m x 2.83m) Maximum

En-suite Shower Room

Bedroom 2

14' 8" x 7' 9" (4.46m x 2.36m) Maximum

Bathroom

