

VG ESTATE AGENT
Dedicated to selling your home...

98 Rochdale Road

Ripponden HX6 4LF

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£725 pcm

RECENTLY RENOVATED TERRACE COTTAGE

REAR SEATING AREA WITH COUTRY VIEWS

OPEN PLAN LIVING DINING KITCHEN

FIRST FLOOR LANDING WITH PATIO ACCESS

DOUBLE BEDROOM

THREE-PIECE SHOWER ROOM

SEATING AREA WITH COUNTRYSIDE VIEWS

EASY ON ROAD PARKING

Located in the hills above Ripponden, within easy reach of both Ryburn and Baitings Reservoir this newly decorated one bedroom terraced cottage offers spacious accommodation.

INTERNAL

The property opens into a well-presented open-plan living room, which flows through into the kitchen area. The room features attractive herringbone flooring, complemented by the added comfort of underfloor heating.

The contemporary kitchen is well equipped and benefits from a range of integral appliances, including an electric hob, oven and microwave, together with a fridge freezer and dishwasher.

Stairs rise from the living room to the first floor landing, which provides useful additional storage in the form of a large double wardrobe.

The bedroom is positioned at the front of the property and enjoys far-reaching views across the surrounding countryside.

The contemporary shower room is finished to a high standard and benefits from attractive floor-to-ceiling tiling. The suite comprises a shower cubicle, wash basin with fitted vanity unit and WC.

EXTERNAL

From the first floor landing, a door leads directly out onto the flagged patio area, enjoying countryside views.

DIRECTIONS

From the centre of Ripponden take the Rochdale Road. After approximately 1 mile pass the junction with Swift Place and Nursery Lane and the terrace with number 98 can be found on the right after a further 300m.

LOCATION

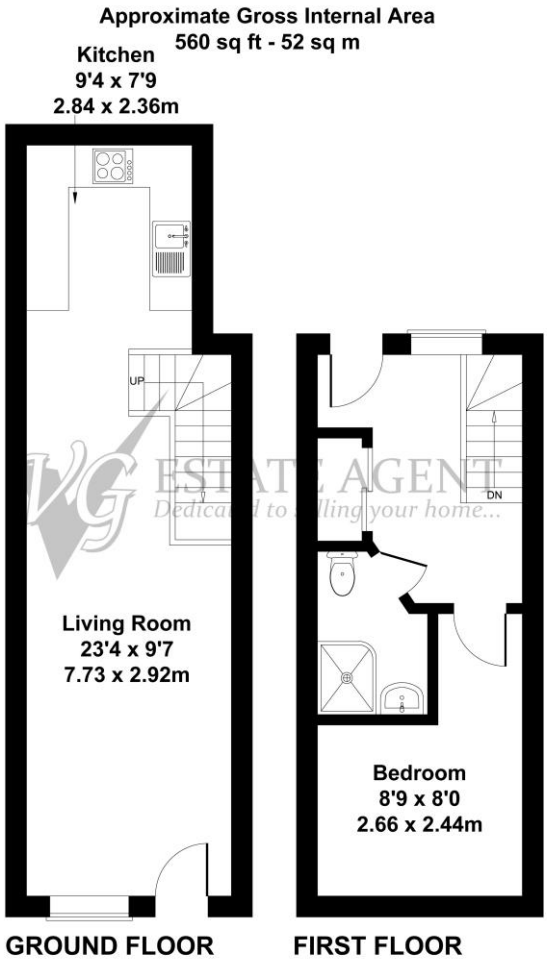
The property is located above the sought-after village of Ripponden full of local amenities which include a primary school, church, health centre, dental practice, veterinary surgery, library and a choice of shops, pubs and restaurants. The M62 is only 15 minutes' drive, allowing speedy access to the motorway network and there are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with the combi boiler located in the kitchen, underfloor heating to the ground floor and hot water radiator on the first floor.

COUNCIL TAX BAND - C

EPC RATING – C



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).

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