



31 RISHWORTH MILL

RISHWORTH HX6 4RY



£850 pcm

GROUND FLOOR DUPLEX APARTMENT

IMMACULATELY PRESENTED

FIRST FLOOR LIVING ROOM / KITCHEN

FULLY EQUIPPED KITCHEN WITH INTEGRATED

APPLIANCES

SPACIOUS GROUND FLOOR DOUBLE BEDROOM

STUDY / OCCASIONAL BEDROOM

SMART 3-PIECE SHOWER ROOM

NO PETS

FULLY FURNISHED

A smart ground floor duplex apartment offers spacious one-bedroom accommodation, arranged over two floors. The property comprises a generous open-plan living room / kitchen with integral appliances, a large bedroom with dressing area, a separate study that could be utilised as an occasional bedroom and a fully-tiled contemporary shower room. There is ample car parking at the mill, communal gardens, a gym, laundry room and library.

INTERNAL

The property is entered into a spacious hallway with staircase rising to the first floor and useful understairs storage housing a washing machine and freezer. The well-proportioned bedroom includes a double bed, large wardrobes and shelving with additional storage. There is a spacious study that would make a useful occasional bedroom for guests. Completing the ground floor accommodation is a fully-tiled three-piece shower room housing a walk in shower with double shower heads, wash basin housed in a vanity unit with illuminated mirror over and a low flush WC.

The large living room / kitchen is located on the first floor and features a vaulted ceiling. The kitchen area is fitted with smart base and wall units with granite worktops incorporating an undermounted sink. Equipment includes an eye-level oven, four-ring induction hob with extractor fan over and integrated appliances include a dishwasher, microwave and fridge. There is a cupboard housing the hot water boiler.

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).

The living room includes two sofas, coffee table, sideboard and wall mounted TV.

EXTERNAL

There is plenty of space for car-parking at the mill and landscaped communal gardens with picnic benches are surrounded by open fields. The complex also benefits from a communal gym, laundry room and library.

DIRECTIONS

From Ripponden take the A672 Oldham Road towards Rishworth. Continue past Rishworth School on the right and after 1/4 mile turn left into Rishworth Mill Lane, just before Heathfield Prep School. Rishworth Mill is at the end of the lane, park in either car park and go to the main entrance and buzz number 31.

LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside yet ideally located only a few minutes' drive from the M62 (J22), allowing speedy access for commuters to the motorway network. There are good local amenities including pubs, restaurants and reputable private and public schools. The nearby village of Ripponden is within walking distance and amenities include a health centre, dental practice and a selection of shops, pubs and restaurants.

SERVICES

Mains electricity and water. Electric storage heaters.

COUNCIL TAX BAND - A

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Entrance Hall

Bedroom

18' 10" x 9' 7" (5.75m x 2.92m)

Study / Occasional Bedroom

10' 10" x 6' 2" (3.31m x 1.88m)

Shower Room

First Floor

Living Room / Kitchen

36' 8" x 9' 9" (11.18m x 2.96m)

