



38 SILK MILL CHASE

RIPPONDEN HX6 4BU

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£750 pcm

SECOND FLOOR PENTHOUSE APARTMENT
OPEN PLAN LIVING SPACE WITH FITTED KITCHEN
TWO DOUBLE BEDROOMS
THREE-PIECE BATHROOM
ALLOCATED PARKING
CONVENIENT VILLAGE LOCATION
PART FURNISHED

Silk Mill Chase is within walking distance of all the village amenities in Ripponden, including a primary school, health centre, dental surgery, library and a selection of shops and restaurants. There is a regular bus service and the M62 (J22 & J24) is within 15 minutes drive allowing speedy access to the motorway network.

SERVICES

Gas central heating with hot water radiators. All mains services.

COUNCIL TAX BAND - C

EPC RATING - B

A second floor spacious penthouse apartment located in this popular village centre development. **INTERIOR NOTES** The accommodation comprises an open plan living space with fitted kitchen equipped with a washer / dryer, fridge / freezer and electric oven with four-ring gas hob above. There are two double bedrooms, one with fitted wardrobes, complemented by a large three-piece bathroom. **EXTERNAL** There is allocated parking for one car, along with additional visitor parking.

INTERNAL

EXTERNAL

DIRECTIONS

From Ripponden proceed along Oldham Road. On approaching The Silk Mill pub on the left hand side, turn right into Silk Mill Chase. Follow the road around the corner and No.38 is in the far right hand corner block.

LOCATION

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).

