



4 RIVERVIEW

RIPPONDEN HX6 4BL

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£750 pcm

FIRST FLOOR APARTMENT WITH OPEN VIEWS

OPEN PLAN LIVING ROOM

PATIO DOORS TO BALCONY

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS

BATHROOM & EN-SUITE SHOWER ROOM

CENTRAL VILLAGE LOCATION

SECURE UNDERGROUND PARKING

UNFURNISHED

Located in the centre of Ripponden village, this two bedroom apartment enjoys far-reaching views from all rooms, especially the living room with its wall to wall sliding patio doors accessing the large balcony. The apartment has the added advantage of a parking space and visitor parking in the underground car park with electric remote controlled gates.

INTERNAL

Spacious open plan living room with full length sliding patio doors to one wall accessing the balcony.

The kitchen area is equipped with a four-ring electric hob, eye-level oven and microwave and integrated fridge, freezer, dishwasher and washing machine.

Bedroom 1 has an en-suite shower room.

The house bathroom comprises a bath, WC and wash hand basin.

EXTERNAL

Balcony with open views. One parking space 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 the Oldham Road and Riverview can be found on the left hand side, above the Co-Operative 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, vet, library, park and a selection of shops, pubs and restaurant, all within walking distance. There is a regular bus service and the M62 (J22 & J24) is within 15 minutes drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

Underfloor heating throughout with individual thermostats in each room. Mains electric and water.

COUNCIL TAX BAND - B

EPC RATING - C

Approximate gross internal area 711 sq ft

