

VG ESTATE AGENT
Dedicated to selling your home...

69 Oldham Road

Ripponden HX6 4EB

2 2 1





£795 pcm

END TERRACE PROPERTY

CLOSE TO VILLAGE CENTRE

DUAL ASPECT SITTING ROOM

SPACIOUS DINING KITCHEN

TWO DOUBLE BEDROOMS

EN-SUITE BATHROOM & EN-SUITE SHOWER ROOM

UPVG DOUBLE GLAZING & GAS CENTRAL HEATING

SMALL FRONT YARD

EASY ON STREET PARKING

Located close to the heart of Ripponden, this newly decorated two bedroom, two bathroom over-dwelling cottage offers spacious accommodation.

The well-presented accommodation is arranged over two floors and includes a sitting room, light and airy dining kitchen, two double bedrooms both with ensuites.

There is a small yard to the front of the property and easy on road parking.

INTERNAL

The property opens directly into a welcoming sitting room, featuring an attractive stone fireplace with inset gas stove and plenty of natural light.
To the rear, the dining kitchen enjoys delightful views across the valley and is fitted with a range of wall and base units, together with a gas hob and electric oven.
Stairs rise from the sitting room to the first-floor landing, which provides access to two double bedrooms.
The first bedroom enjoys windows to both the front and side elevations and benefits from an en-suite bathroom fitted with a P-shaped bath and shower over.
The second double bedroom also enjoys a dual aspect and is served by an en-suite shower room.

EXTERNAL

There is a small yard to the front of the property and easy on road parking.

DIRECTIONS

From the centre of Ripponden take the Oldham Road towards Rishworth. Pass the fish and chip shop on the left and number 69 is the first property in the terrace on the left-hand side.

LOCATION

The property is located just a short stroll from all local amenities which include a primary school, church, health centre, dental practice, veterinary surgery, library and a choice of shops, pubs and restaurants.

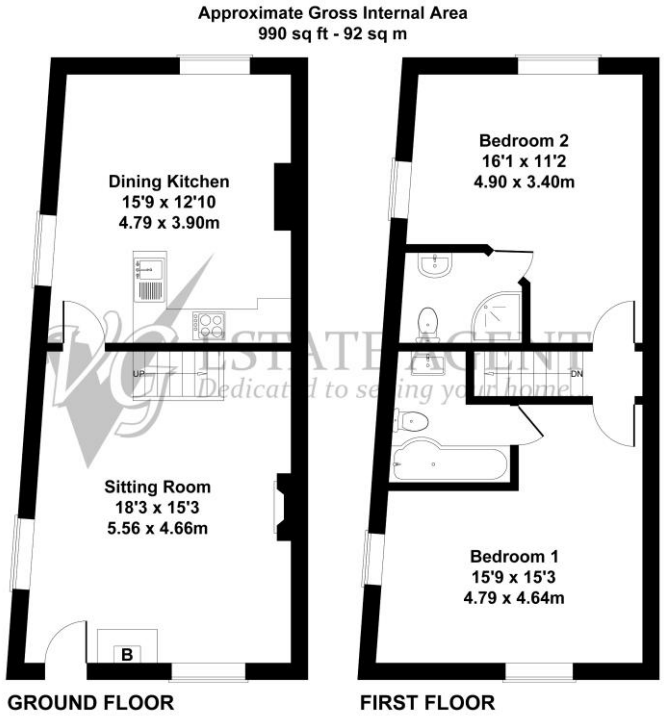
The M62 is only 15 minutes' drive, allowing speedy access to the motorway network and there is a mainline railway station at nearby Sowerby Bridge.

SERVICES

All mains services. Gas central heating with the combi boiler in the sitting room cupboard.

COUNCIL TAX BAND - A

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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