



COACHMANS COTTAGE, 193 ROCHDALE ROAD

RIPPONDEN HX6 4LL

 3  1  1



£1100 pcm

WELL PRESENTED SEMI-DETACHED COTTAGE

STUNNING PANORAMIC VIEWS FROM GARDEN

OPEN PLAN LIVING / BREAKFAST KITCHEN

SEPARATE UTILITY ROOM & LARGE CELLAR STORE

TWO BEDROOMS

THREE-PIECE BATHROOM

SECOND FLOOR HOBBIES / OCCASIONAL BEDROOM

FULLY ENCLOSED GARDEN

OFF ROAD PARKING FOR SEVERAL VEHICLES

This well presented stone-built semi-detached property enjoys fabulous far-reaching views and provides spacious accommodation arranged over four floors.

INTERIOR NOTES

The new kitchen houses white gloss units with integrated appliances including electric oven, four ring induction hob with extractor canopy, fridge, freezer and dishwasher.

The kitchen is open through to the living room which features an exposed stone fireplace housing an ornamental fire and sliding patio doors with Juliet balcony. The utility room is located on the lower ground floor and houses the central heating boiler and washing machine. An external door accesses the rear garden and there is a useful store room.

To the first floor there are two double bedrooms, one with fitted wardrobes. In addition there is a bathroom fitted with a white three-piece suite comprising bath with shower over, WC and wash basin mounted on a vanity unit.

Staircase to the second floor Hobbies/Occasional bedroom.

EXTERNAL

Fully enclosed lawn garden with stone patio to rear elevation enjoying rural views.

DIRECTIONS

From the centre of Ripponden take the A58 Rochdale Road for approximately 2 miles and the property is the first of the last pair of semi-detached houses on the left hand side before Baitings reservoir.

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).

LOCATION

The property is located on the outskirts of Ripponden and a short drive from the excellent local amenities which include a primary school, health centre, dentists and a selection of shops, pubs and restaurants. There is a regular bus service and the M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. UPVC double glazing.

COUNCIL TAX BAND – B EPC RATING – D

ACCOMMODATION (all sizes approximate)

Ground Floor

Living Room / Kitchen

23' 7" x 15' 0" (7.2m x 4.56m) Maximum

Lower Ground Floor

Utility Room

14' 6" x 7' 1" (4.41m x 2.15m)

Store room

10' 2" x 5' 7" (3.09m x 1.7m)

First Floor

Bedroom 1

15' 1" x 11' 8" (4.59m x 3.56m)

Bedroom 2

9' 10" x 9' 1" (3.00m x 2.77m) To wardrobes

Bathroom

Second Floor

Hobbies Room / Occasional Bedroom

15' 8" x 13' 7" (4.77m x 4.14m) Limited headroom

