



## 27 SILK MILL CHASE

RIPPONDEN HX6 4BY

 2  2  1



£725 pcm

## SPACIOUS SECOND FLOOR APARTMENT WITH VIEWS

OPEN PLAN LIVING ROOM / KITCHEN

TWO SPACIOUS DOUBLE BEDROOMS

BATHROOM

EN-SUITE SHOWER ROOM

CENTRAL VILLAGE LOCATION

FULLY FURNISHED

NO PETS

A spacious second floor apartment enjoying a central location in the village of Ripponden with open views to the front elevation across the hillside.

### INTERNAL

The accommodation comprises a good-sized open plan living space with a window and French doors with Juliet balcony to the front elevation affording views across the hillside, open to the kitchen. The kitchen is fully equipped with a four-ring gas hob with electric oven below and integrated fridge / freezer, dishwasher and washing machine. The spacious master bedroom has an adjoining en-suite shower room, and there is a second spacious double bedroom complemented by a three-piece bathroom.

### EXTERNAL

The apartment has an allocated parking space and additional visitor parking.

### DIRECTIONS

From the centre of Ripponden proceed along Oldham Road, and turn right into Silk Mill Chase opposite the Silk Mill Pub on the left hand side. Follow the road round to the right and No 27 is in the second block on the left hand side.

### 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](http://www.houses.vg)).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).

### LOCATION

Silk Mill Chase is within easy walking distance of all local amenities in Ripponden, which include a school, health centre, dental practice, post office and a selection of shops, pubs and restaurants.

The M62 is within 3 miles, providing excellent commuter links, and there is a mainline railway station with direct lines to Manchester and Leeds in nearby Sowerby Bridge, only 10 minutes drive away.

### SERVICES

All mains services.

Gas central heating with hot water radiators.

### COUNCIL TAX BAND - B

### EPC RATING - B

### ACCOMMODATION (all sizes approximate)

#### Entrance Hall

#### Living Room

18' 1" x 14' 8" (5.50m x 4.46m)

#### Kitchen

11' 1" x 6' 7" (3.37m x 2.00m)

#### Bedroom 1

11' 1" x 10' 8" (3.38m x 3.26m)

#### En-suite Shower Room

#### Bedroom 2

11' 9" x 10' 11" (3.57m x 3.32m)

#### Bathroom

