



## 53 RISHWORTH MILL

RISHWORTH HX6 4RY



£1,100 pcm

## SMART FIRST FLOOR APARTMENT

MODERN OPEN PLAN LIVING

QUALITY FITTED KITCHEN

SPACIOUS DOUBLE BEDROOM

STYLISH FOUR-PIECE BATHROOM

LARGE MEZZANINE LEVEL - SECOND BEDROOM &  
STUDY

COMMUNAL GYM, LAUNDRY & LIBRARY

AMPLE PRIVATE PARKING

UNFURNISHED / NO PETS

This smart first floor apartment is located in a quiet position in this sought after converted mill, and offers spacious accommodation ideal for a professional person or couple. The layout offers the opportunity for flexible living as a 2-3 bedroom home with an open plan living room / kitchen and a large mezzanine above with bedroom and office space.

### INTERNAL

There is a useful room on entry to the apartment, ideal for storage or to create a small study space.

The open plan living room has space for sitting and dining areas, open to the kitchen. The sitting room has a feature fireplace (decorative only) and newly fitted fully-opening windows.

The kitchen comprises high gloss units with a breakfast bar and is fully equipped with an induction hob and eye-level oven, microwave, dishwasher, washing machine, fridge, freezer and wine fridge.

Above the living area is a large mezzanine level with glass balustrade, comprising two large separate areas. The area to the left is currently used as an office, with a bedroom area to the right with dressing area and ample storage.

The modern bathroom comprises a four-piece suite with walk-in shower cubicle, double-ended bath, wash hand basin with vanity storage and WC.

### EXTERNAL

Ample communal parking, and there is a communal gym, laundry room and library.

### 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).

### DIRECTIONS

From Ripponden take the Oldham Road towards Rishworth, passing Rishworth School on the right. After approx. ¼ mile turn left into Rishworth Mill Lane. Rishworth Mill is at the end of the lane, and No.53 is accessed via the main entrance at the front of the mill.

### LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside and close to Rishworth Village. The more extensive amenities of Ripponden are only a couple of minutes drive away and include a health centre, dental practice and a selection of shops, pubs and restaurants. The M62 motorway is within 5 minutes drive allowing speedy access to Manchester, Leeds and the wider motorway network.

### SERVICES

Mains electricity and water. Electric storage heaters. Lift access to all floors and Satellite / Sky TV provision to all apartments. Telephone entry system which is connected via mobile phone.

### COUNCIL TAX BAND - B

### EPC RATING - E

### ACCOMMODATION (all sizes approximate)

#### Entrance Hall

10' 2" x 5' 3" (3.1m x 1.6m) Maximum

#### Open Plan Living Room

38' 1" x 10' 10" (11.6m x 3.3m) Overall

#### Living Area

18' 10" x 10' 11" (5.73m x 3.32m)

#### Dining Kitchen Area

19' 5" x 15' 8" (5.91m x 4.77m)

#### Bedroom 1

20' 1" x 9' 6" (6.13m x 2.89m)

#### Bathroom

10' 9" x 9' 5" (3.27m x 2.86m)

#### Mezzanine Floor

42' 5" x 10' 8" (12.92m x 3.24m) Maximum

#### Mezzanine Bedroom Area

10' 8" x 10' 1" (3.24m x 3.07m)

#### Mezzanine Study Area

13' 9" x 10' 10" (4.18m x 3.31m)

