



67 SILK MILL CHASE

RIPONDEN HX6 4BY



£725 pcm

TOP FLOOR APARTMENT

OPEN PLAN LIVING

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS

EN-SUITE SHOWER ROOM & THREE-PIECE BATHROOM

ALLOCATED PARKING

CONVENIENT VILLAGE LOCATION

UNFURNISHED

This spacious top floor apartment enjoys a central location in the village of Ripponden. This stylish top floor apartment is situated in the most convenient location. The accommodation comprises of open plan living kitchen and two double bedrooms, complemented by an en-suite shower room and bathroom.

INTERNAL

The kitchen is open plan to the living area with a central island unit, and is equipped with a four-ring gas hob with electric oven below, dishwasher, fridge freezer and washing machine. The two double bedroom are complemented by a three-piece bathroom and en-suite shower room.

EXTERNAL

The kitchen is open plan to the living area with a central island unit, and is equipped with a four-ring gas hob with electric oven below, dishwasher, fridge freezer and washing machine. The two double bedroom are complemented by a three-piece bathroom and en-suite shower room.

DIRECTIONS

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).

From the centre of Ripponden proceed along Oldham Road, and turn right into Silk Mill Chase directly opposite the Silk Mill Pub on the left hand side.

LOCATION

Silk Mill Chase is within easy walking distance of the excellent local amenities in Ripponden, which include a primary school, health centre, dental practice 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 a 10 minute drive away.

SERVICES

Gas central heating with hot water radiators. All mains services.

COUNCIL TAX BAND - B

EPC RATING - C

ACCOMMODATION (all sizes approximate)

Entrance hall

Open Plan Living Room/Kitchen

26' 9" x 12' 6" (8.18m x 3.82m)

Living Area

Kitchen Area

Bedroom 1

11' 10" x 8' 9" (3.63m x 2.67m)

En-suite

Bedroom 2

11' 6" x 7' 3" (3.51m x 2.23m)

Bathroom

