



102 ROCHDALE ROAD

RIPPONDEN HX6 4LF

 2  1  1



£950 pcm

END TERRACE COTTAGE

HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT

SITTING ROOM WITH MULTI-FUEL STOVE

FULLY EQUIPPED KITCHEN

MASTER BEDROOM WITH MEZZANINE LEVEL ABOVE

SECOND SINGLE BEDROOM

FOUR-PIECE BATHROOM

REAR PATIO & outhouse

OFF ROAD PARKING FOR TWO CARS

UNFURNISHED

An end terrace cottage situated on the edge of Ripponden with outstanding views over the surrounding countryside and Ryburn reservoir, fitted with exceptional quality fixtures and fittings throughout.

INTERNAL

Entrance porch leading into sitting room, with stone fireplace fitted with a multi-fuel stove and Oak herringbone flooring which continues through to the kitchen.

The kitchen is equipped with an eye level double oven, four-ring induction hob and integrated fridge, freezer and slimline dishwasher. Pull out larder unit.

There is a washing machine and space for a dryer in the outhouse to the rear.

The master bedroom is fitted with three wardrobes with hanging space, shelving and shoe storage, with in-built lighting. Flat screen wall mounted TV with CCTV. Gas stove inset to chimney breast. Ladder style staircase to the Mezzanine level, with Velux window and glass balustrade (good head height).

Bedroom 2 is a single, located to the rear with a flat screen wall mounted TV.

Four-piece bathroom comprising shower area, double-ended bath, WC and wash hand basin.

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).

EXTERNAL

Two off road parking spaces (across the road from the property). Fully enclosed rear patio abutting open fields, with stone outhouse which has a washing machine and space for a dryer.

DIRECTIONS

From the centre of Ripponden take the A58 Rochdale Road and proceed for approximately 1.5 miles towards the Ryburn Reservoir. The property can be found on the right hand side, approximately 0.5 mile after Stones Drive.

LOCATION

The property is located on the outskirts of Ripponden, which offers a range of amenities including a health centre, dental practice, village school and a selection of shops, pubs and restaurants. There is a public bus service and the M62 (J22 & J24) is only 15 minutes drive away, allowing speedy access to the motorway network, Manchester and Leeds. RYburn Reservoir is within walking distance offering lovely countryside walks.

SERVICES

Gas central heating with Hive control (boiler located in cupboard on Mezzanine level). Mains water and electricity. CCTV.

COUNCIL TAX BAND - B

EPC RATING - C

ACCOMMODATION

Entrance Porch

Sitting Room

Kitchen

First Floor Landing

Bedroom 1

Mezzanine Level

Bedroom 2

Bathroom

