



## 7 WHITELEY TERRACE

RIPPONDEN HX6 4EZ



£975 pcm



## SPACIOUS MID TERRACE HOUSE

RURAL VIEWS

FITTED DINING KITCHEN

SITTING ROOM

THREE BEDROOMS

THREE-PIECE BATHROOM

FRONT PATIO & REAR LAWN GARDEN

LARGE DETACHED GARAGE & EASY STREET PARKING

DESIRABLE QUIET LOCATION

This spacious three bedroom terraced property is located on Bar Lane and enjoys peaceful woodland views whilst being only a short stroll to the centre of Ripponden.

Externally there is a patio garden to the front of the property and to the rear is an elevated fully lawn garden and a spacious detached garage. There is easy on-street parking.

### INTERIOR

Spacious living room with window to front elevation affording rural views. Fire surround housing coal effect gas fire.

Fitted dining kitchen housing white gloss units, 1.5 bowl sink, integrated appliances include double electric oven, induction hob with extractor canopy over and dishwasher. Plumbed for washing machine and space for fridge/freezer. Useful under-stairs storage cupboard and external door to rear of property.

The bedrooms are located on the first floor, two of which being generous doubles.

Bedroom 1 has fitted wardrobes and there is built-in storage in bedroom 3.

The three-piece family bathroom comprises bath with shower over, WC and pedestal wash hand basin.

### EXTERNAL

To the front of the property is a patio garden and to the rear there is a detached garage. Steps lead up to the rear garden that is laid to lawn and enjoys lovely woodland views.

### DIRECTIONS

From Ripponden traffic lights take the A672 Oldham Road continuing for .75 mile, pass the Silk Mill Inn on the left hand side and at the left hand bend turn right onto Bar Lane keeping Bridge That Gap sandwich shop on your right. Continue along Bar Lane, being wary of speed ramps and Whiteley Terrace is on the right with number 7 being towards the far end as indicated by our For Sale board.

### LOCATION

Bar Lane is located just off Oldham Road, between Ripponden and Rishworth and being within easy walking distance of excellent village amenities including schools, health centre, vets practice, dental surgery, shops, pubs and restaurants. Lovely rural walks can be enjoyed towards Ryburn Reservoir and the countryside beyond. There is a regular bus service and a mainline railway station at nearby Sowerby Bridge. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network.

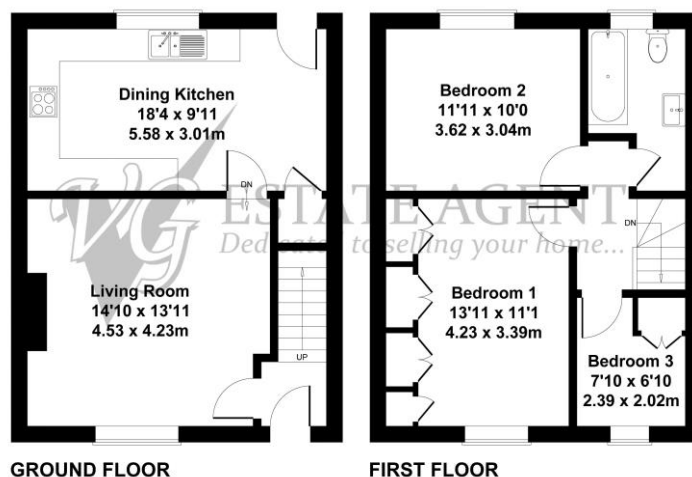
### SERVICES

All mains services. Gas central heating with boiler located in kitchen. UPVC double glazing.

### COUNCIL TAX BAND - B

### EPC RATING - C

Approximate Gross Internal Area  
894 sq ft - 81 sq m



### 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)).

