



## 59 RISHWORTH MILL

RISHWORTH HX6 4RZ



£1,000 pcm

SPACIOUS SECOND FLOOR APARTMENT  
OPEN PLAN LIVING DINING KITCHEN  
KITCHEN WITH INTEGRATED APPLIANCES  
TWO BEDROOMS  
STORE ROOM / STUDY  
HOUSE BATHROOM  
OFF ROAD PARKING  
COMMUNAL GARDENS, GYM & LAUNDRY  
5 MINS TO M62  
FURNISHED

A smart second floor apartment located in a quiet position at the rear of this sought after converted mill.

The spacious apartment offers two-bedroom accommodation, arranged over two floors. There is ample car parking at the mill, communal gardens, a gym, laundry room and library.

#### INTERNAL

There is a spacious entrance hall with staircase rising to the mezzanine level and useful storage cupboard.

The open plan living room has space for sitting and dining areas, and is open to the kitchen.

The kitchen houses high gloss units with a breakfast bar and is fully equipped including an electric oven with hob and feature filter hood above, integrated dishwasher, washer dryer, fridge, freezer and wine fridge.

The modern bathroom comprises a bath with shower over, wash hand basin with vanity storage and WC.

The mezzanine level includes two bedrooms and a storage room / study with cylinder cupboard.

#### 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.59 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 heaters. Lift access to all floors. Satellite / Sky TV provision available to all apartments. Telephone entry system which is connected via mobile phone.

#### COUNCIL TAX BAND - B

#### EPC RATING - C

#### ACCOMMODATION (all sizes approximate)

##### Entrance Hall

##### Open Plan Living Dining Kitchen

33' 2" x 15' 11" (10.12m x 4.84m) Maximum

##### Bathroom

##### Mezzanine Landing

##### Bedroom 1

16' 0" x 8' 3" (4.88m x 2.52m)

##### Bedroom 2

16' 0" x 7' 3" (4.87m x 2.22m)

##### Store Room

12' 10" x 8' 9" (3.91m x 2.67m)

