



## 5 RISHWORTH MILL

RISHWORTH HX6 4RY



£950 pcm

LARGE DUPLEX APARTMENT WITH OWN FRONT DOOR

GENEROUS LIVING ROOM

SPACIOUS FITTED DINING KITCHEN

MASTER BEDROOM WITH SEPARATE DRESSING AREA

SECOND DOUBLE BEDROOM WITH FITTED WARDROBES

SMART FAMILY BATHROOM

COMMUNAL GARDENS, GYM AND LIBRARY

AMPLE PARKING

CONVENIENT LOCATION, EASY ACCESS TO M62

FURNISHED (NO BEDS) / NO PETS

This unique ground floor apartment offers very spacious two-bedroom accommodation, arranged over two floors, with the benefit of its OWN FRONT DOOR, in addition to an external door directly into the mill complex.

The property comprises a generous living room with large window, a smart dining kitchen with granite worktops, a master bedroom with dressing area, a further double bedroom with fitted wardrobes, a large landing / study area and a spacious bathroom.

There is ample car parking at the mill, communal gardens, a gym, laundry room and library.

#### INTERIOR NOTES

The property is entered into the spacious living room which has a large window flooding the room with light. The spacious dining kitchen is fitted with a stylish range of cream high-gloss units with granite worktops housing an under-mounted sink. There is a double electric oven with induction hob and extractor canopy over and integrated appliances include dishwasher, washing machine, fridge-freezer and microwave. The inner hallway provides access to the communal ground floor area of Rishworth Mill and a staircase rises to the first floor bedrooms. The family bathroom is fitted with a three-piece suite housing a double-ended bath with shower over and glazed shower screen, pedestal wash hand basin and WC. The huge master bedroom overlooks the lower floor and has been fitted with a range of wardrobes. Glazed French doors afford access to the dressing room which houses an impressive range of wardrobes. The second double bedroom overlooks the living room and also benefits from fitted wardrobes.

#### EXTERNAL

There is plenty of space for car-parking at the mill and landscaped communal gardens with picnic benches are surrounded by open fields. The complex also benefits from a communal gym, laundry room and library.

#### DIRECTIONS

From Ripponden take the A672 Oldham Road towards Rishworth. Continue past Rishworth School on the right and after 1/4 mile turn left into Rishworth Mill Lane, just before Heathfield Prep School. Rishworth Mill is at the end of the lane, go to the left hand car park and the door to number 5 is easily identified.

#### LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside yet ideally located only a few minutes' drive from the M62 (J22), allowing speedy access for commuters to the motorway network. There are good local amenities including pubs, restaurants and reputable private and public schools. The nearby village of Ripponden is within walking distance and amenities include a health centre, dental practice and a selection of shops, pubs and restaurants.

#### SERVICES

Mains electricity and water. Electric storage heaters. Satellite / Sky TV provision to all apartments.

#### COUNCIL TAX BAND - B

#### EPC RATING - C

#### ACCOMMODATION (all sizes approximate)

**Living Room : 24' 7" x 19' 11" (7.50m x 6.06m) Maximum**

**Dining Kitchen : 14' 10" x 11' 1" (4.52m x 3.39m)**

**Family Bathroom : 9' 11" x 6' 2" (3.03m x 1.89m)**

**Inner Hallway : 17' 10" x 6' 9" (5.43m x 2.05m)**

**First Floor Landing : 22' 0" x 8' 8" (6.71m x 2.63m) Maximum**

**Bedroom 1 : 23' 4" x 9' 4" (7.11m x 2.85m)**

**Dressing Room : 11' 0" x 9' 7" (3.35m x 2.92m)**

**Bedroom 2 : 11' 9" x 10' 4" (3.58m x 3.14m)**

#### 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)).

