



3 DAM TOP

RIPPONDEN HX6 4DL



£825 pcm

END TERRACE COTTAGE

SITTING ROOM WITH MULTI-FUEL STOVE

BREAKFAST KITCHEN

TWO DOUBLE BEDROOMS

THREE-PIECE SHOWER ROOM

GARDENS TO FRONT & REAR

QUIET DESIRABLE LOCATION

UNFURNISHED

A lovely country cottage, enjoying a quiet yet central village location in the desirable village of Ripponden.

INTERIOR NOTES

Sitting Room with multi-fuel stove and under-stairs cupboard.
Breakfast Kitchen with electric oven and hob, space for a washing machine and fridge, and access out to the rear garden.
Bedroom 1, with a built in wardrobe located on the first floor, and a three-piece shower room.
Bedroom 2 located on the second floor and has under eaves storage.

EXTERNAL

Outside, there is a fully enclosed lawn garden to the front of the property, and a fully enclosed patio area to the rear, accessed from the kitchen. One small parking space at the front of the property.

DIRECTIONS

From the centre of Ripponden proceed down Elland Road and just before climbing the hill, take the first right turn into Mill Fold Way (just after the Church on the left). Follow the road around past the park and tennis courts, and 3 Dam Top Cottage is the riverside cottage of the first row of cottages reached on the left hand side.

LOCATION

Ripponden offers extensive amenities including a village school, health centre with pharmacy, dental practice and a selection of shops, pubs and restaurants. There is a regular public bus service and the M62 Motorway is within 10 minutes drive, providing excellent commuter links to Leeds and Manchester.

SERVICES

All mains services. Gas central heating.

COUNCIL TAX BAND - B

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Sitting Room : 15' 5" x 14' 8" (4.7m x 4.46m)

Kitchen : 14' 6" x 8' 9" (4.43m x 2.67m)

Bedroom 1 : 15' 7" x 11' 9" (4.76m x 3.58m)

Shower Room : 14' 10" x 6' 10" (4.51m x 2.08m)

Bedroom 2 : 17' 7" x 14' 6" (5.37m x 4.42m)

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).

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