



32 SPINNERS HOLLOW

RIPPONDEN HX6 4HY



£650 pcm

SPACIOUS PENTHOUSE DUPLEX APARTMENT
 SPACIOUS LIVING ROOM WITH OPEN VIEWS
 FITTED KITCHEN WITH INTEGRATED APPLIANCES
 TWO DOUBLE BEDROOMS
 ELECTRIC HEATING & UPVC DG
 PRIVATE PARKING & RIVERSIDE WALKS
 CONVENIENT VILLAGE LOCATION
 FURNISHED
 NO PETS

This fully managed duplex apartment is located within the desirable complex of Spinners Hollow, just a short walk from Ripponden village centre, and enjoys a spacious corner plot with open views.

INTERIOR NOTES

Spacious L-shaped living room with windows to the front and side elevations affording open views. Designated sitting and dining area. The dining area has space for dining for up to 6.

Kitchen equipped with electric oven, four-ring electric hob, and integrated appliances including fridge freezer, washer / dryer and dishwasher.

Two spacious double bedrooms with Velux windows, exposed beams and roof trusses.

Bathroom fitted with a four-piece suite comprising pedestal wash hand basin, double shower cubicle and WC.

EXTERNAL

Spinners Hollow offers private parking, communal gardens and the privacy of an off-road location.

DIRECTIONS

From the centre of Ripponden take the A672 Oldham Road towards Rishworth, passing the Co-op on the left-hand side. Proceed out of the village and take the next left-hand turn into Spinners Hollow. Take the right hand turn down the hill towards the lower car park, and No.32 is in the main block.

LOCATION

The development enjoys a prime location in the the centre of the village of Ripponden, within walking distance of all local

amenities including a health centre, dental practice, church and a selection of shops, pubs and restaurants.

The M62 motorway (J22) is within 10 minutes drive and there is a mainline railway station at nearby Sowerby Bridge with direct lines to Bradford, Leeds and Manchester.

SERVICES

Electric storage heaters on Economy 7. Mains electricity and water.

COUNCIL TAX BAND - D

EPC RATING - D

ACCOMMODATION (all sizes approximate)

Entrance Hall

Inner Hall

Living Room: 18' 9" x 16' 9" (5.72m x 5.11m)

Kitchen: 8' 4" x 8' 3" (2.54m x 2.51m)

First Floor Landing

Bedroom 1: 24' 0" x 15' 4" (7.32m x 4.67m)

Bedroom 2: 13' 7" x 11' 3" (4.14m x 3.43m)

Bathroom

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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