



## 12A THORPE MILL COURT

TRIANGLE HX6 3DA



£725 pcm

## THIRD FLOOR APARTMENT IN CONVERTED MILL

LIVING / DINING ROOM

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS

FOUR-PIECE BATHROOM

DESIRABLE & CONVENIENT LOCATION

AMPLE PARKING

UNFURNISHED

NO PETS

A spacious upper floor apartment, with lift access, located in this sought-after converted mill in the village of Triangle. With original features including exposed stone and brick walls, exposed beams, and large windows, the accommodation briefly comprises a well-proportioned living room open to the fitted kitchen, two double bedrooms and a four-piece bathroom.

### INTERIOR

Spacious open plan living room with sitting and dining areas. Kitchen equipped with a four-ring gas hob with extractor over and electric oven below, integrated dishwasher, washing machine and fridge freezer. Four-piece bathroom comprising pedestal wash hand basin, WC, bath and shower cubicle.

### EXTERNAL

Allocated parking space and visitor parking.

### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge. On reaching Triangle, after passing Thorpe House on the right hand side, take the next right and Thorpe Mill Court is at the end of a private road.

### LOCATION

Thorpe Mill Court is conveniently situated for the excellent amenities of Sowerby Bridge which include a supermarket, dental practice, doctors surgery and a selection of shops, pubs and restaurants. There is also a mainline railway station and the M62 (J22 & J24) is within 15 minutes drive allowing speedy access to Manchester, Leeds and the wider motorway network.

### SERVICES

Gas central heating. All mains services.

### COUNCIL TAX BAND - C

### EPC RATING - D

### ACCOMMODATION (all sizes approximate)

#### Entrance Hall

Living Room : 20' 0" x 11' 6" (6.1m x 3.51m)

Kitchen : 9' 8" x 6' 0" (2.95m x 1.83m)

Bedroom 1 : 13' 7" x 11' 2" (4.14m x 3.4m) Maximum

Bedroom 2 : 13' 8" x 8' 1" (4.17m x 2.46m)

#### 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](http://www.houses.vg)).

**We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).**



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