



15 WOODHOUSE MILL

WOODHOUSE ROAD OL14 5LF



£695 pcm

SECOND FLOOR APARTMENT WITH BALCONY & VIEWS

SPACIOUS LIVING ROOM

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS

BATHROOM & EN-SUITE SHOWER

LIFT ACCESS

DEDICATED PARKING SPACE & VISITOR PARKING

DELIGHTFUL CANALSIDE LOCATION

EASY ACCESS TO TODMORDEN & HEBDEN BRIDGE

UNFURNISHED

Fabulous, unfurnished second floor apartment with lift access in super canalside location with balcony affording far-reaching rural views.

INTERIOR

The property is entered into an entrance hall with storage cupboard off. The sitting room has windows to two aspects and French doors opening onto a balcony which enjoys delightful canal and rural views. The kitchen is open from the sitting room and fitted with a range of Shaker-style units with complementary work tops incorporating a 1 1/2 bowl sink. Equipment includes an electric oven with four-ring induction hob and extractor over, washing machine and integrated fridge, freezer and dishwasher. There are two double bedrooms, bedroom 1 having an en-suite shower and bedroom 2 having direct access into the 'Jack and Jill' bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

There is dedicated off-road, gated parking plus visitor spaces.

DIRECTIONS

From Todmorden head towards Hebden Bridge on the A646 Halifax Road. After approximately 1 mile turn right into Woodhouse Lane, go across the canal bridge pass Woodhouse Mill and the entrance to the car park is on the left. From Hebden Bridge follow the A646 Halifax Road for approximately 3 miles. Pass the railway viaduct on your right, continue past the stone cottages on your left and the left turn into Woodhouse Lane is opposite the new development - signposted Youth Hostel.

LOCATION

Woodhouse Mill sits adjacent to the canal just a mile from the centre of Todmorden, an easy stroll along the canal towpath. The popular town of Hebden Bridge is just three miles in the opposite direction, again a pleasant walk along the towpath. There is a bus route nearby and mainline railway stations at both Todmorden and Hebden Bridge.

SERVICES

Mains water and electric. Electric storage heaters.

COUNCIL TAX BAND - A

EPC RATING – N/A

ACCOMMODATION (all sizes approximate)

Entrance Hall

Sitting Room : 16' 2" x 11' 1" (4.92m x 3.39m)

Kitchen : 11' 8" x 7' 1" (3.56m x 2.15m)

Bedroom 1 : 14' 8" x 8' 11" (4.47m x 2.73m)

En-suite Shower

Bedroom 2 : 14' 3" x 7' 6" (4.35m x 2.29m)

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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