



**Rishworth Mill Lane, Sowerby Bridge, HX6 4RY**  
**£220,000**

**E&H** Holmes  
ESTATE AGENTS



Edkins & Holmes are pleased to present this immaculately kept three-bedroom apartment for sale in the desirable area of Rishworth, just on the outskirts of Ripponden. Perfectly situated for easy access to local shops, schools, and bus routes, the property is also just a short drive from the M62, offering a straightforward commute to Leeds and Manchester.

Located on the first floor with convenient lift access, the apartment offers three spacious bedrooms, including a master suite complete with en-suite and dressing area. The accommodation also features a family bathroom, an open-plan kitchen, dining, and living space, and plenty of storage throughout. Outside, there's allocated parking, plus shared access to communal amenities such as a gym, laundry room, gardens, and a library. Viewing is highly recommended to fully appreciate the space and facilities this property has to offer.



**Communal Entrance**  
With lift and stairs access to all floors.

**Entrance Hall**  
Storage cupboard.

**Open Plan Lounge / Kitchen / Dining 39'4" x 16'0" (11.994 x 4.901)**  
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel and glass cooker hood. Integrated dishwasher. Plumbing for washing machine.  
Coal effect electric fire. Radiator. Double glazed window to rear elevation.

**Bathroom 10'9" x 9'11" (3.287 x 3.028)**  
Wash hand basin. Low flush W.C. Corner bath with mixer taps and shower head. Separate shower cubicle. Fully tiled. Chrome towel radiator.

**Bedroom Three/Sitting Room 12'3" x 9'2" (3.738 x 2.795)**  
Currently utilised as sitting room. Storage cupboard. Radiator. Double glazed window to rear.

**Master Bedroom 13'9" x 11'4" (4.198 x 3.457)**  
Stairs leading from Entrance Hall.

**Dressing Room**  
Ample storage. Door leading to En-Suite.

**En-Suite**  
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled.

**Bedroom Two 12'3" x 9'2" (3.739 x 2.795)**  
Stairs leading from Bedroom Three. Double glazed window to front elevation.

**Parking**  
Ample communal parking.

**Garden**  
Communal garden.

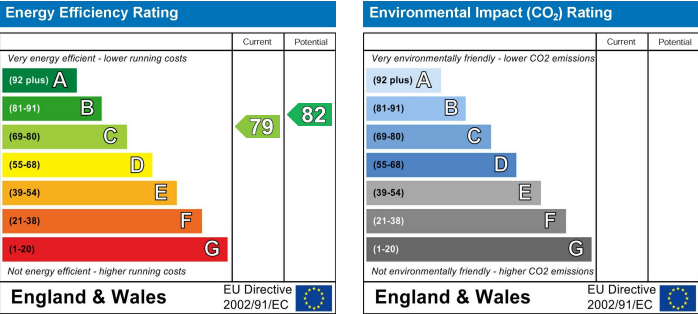
**Additional Information**  
Communal gym, laundry and library.

**Council Tax Band**  
B

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
them.gashes.arose

**Disclaimer**  
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







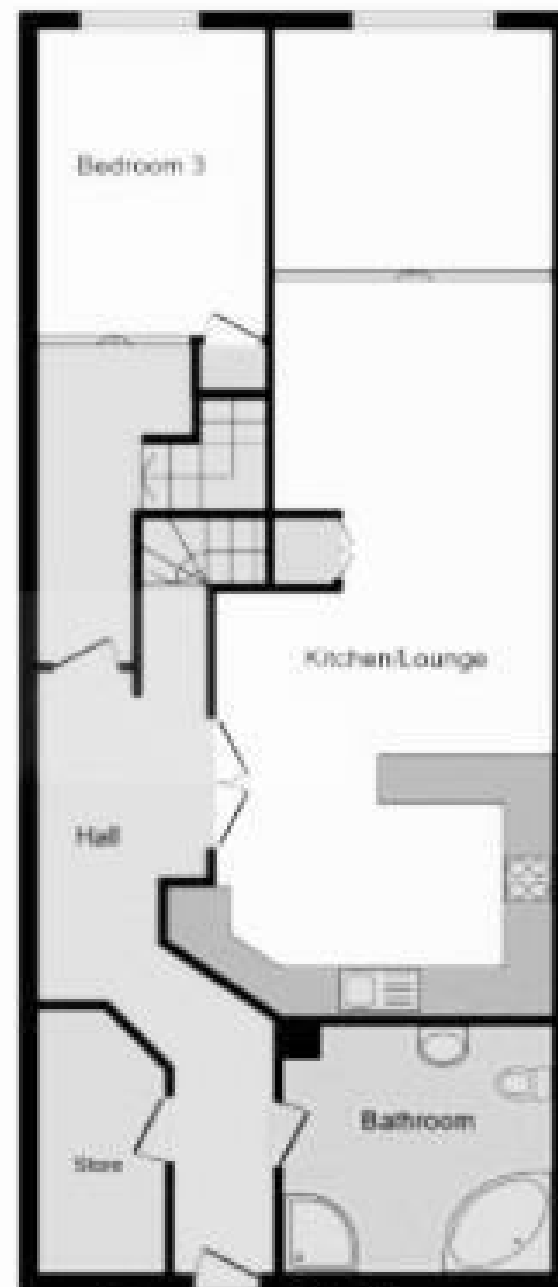








**Lower Ground Floor**



**Ground Floor**