

MARSH & MARSH PROPERTIES

Apt 54, Rishworth Palace, Rishworth Mill Lane, Rishworth, HX6 4RY £260,000



Rishworth Palace is a luxury apartment complex, situated on a quiet and peaceful road in the village of Rishworth, on the outskirts of Sowerby Bridge. The building is Grade II listed and is an impressive sight to behold; situated in the valley, surrounded by fields and trees and with a charming babbling stream running underneath the access road. There is ample resident and guest parking in the surrounding forecourts to the property. You will immediately be impressed from the moment you arrive at this delightful property and see the fantastic potential on offer. The apartment is located in the Annex of the main mill building being a very quiet position with only four apartments contained in this section.

As you step inside you will see that this property certainly has the wow factor, being in a beautiful condition throughout, presenting the ideal opportunity to move in with little work required. The apartment has a modern design and décor with viewing gallery and mezzanine that add to the unique appeal. With its spacious living room, well-appointed kitchen, sitting room, three double bedrooms (one with en-suite), utility room and house bathroom. The lounge and snug have automated lighting that can be fully controlled via an app or with a voice control via a smart speaker. The owner may also be willing to sell other pieces of furniture with the apartment.

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The property is well connected, being located in Rishworth, just a stone's throw from Ripponden and "round the corner" from the well-regarded Sowerby Bridge. The property also provides easy access to the A672 that has a quick connection onto the M62 offering excellent access to the cities of Manchester, Leeds and Bradford. The Sowerby Bridge train station also offers excellent rail services to the local areas. The house is within the catchment areas of good primary and secondary schools, all within a short commute.

Owing to the truly fantastic potential on offer with this property, its sought-after location, immaculate internal presentation and ample amount of space on offer, an appointment to view is essential.

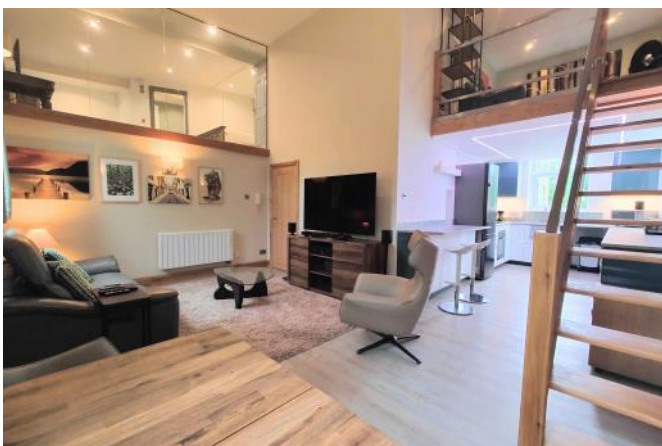
From the communal hallway a wooden door opens into the

HALLWAY

A beautifully presented hallway that creates the ideal reception to the property from the moment you step inside. With a wood laminate flooring and central light fitting.

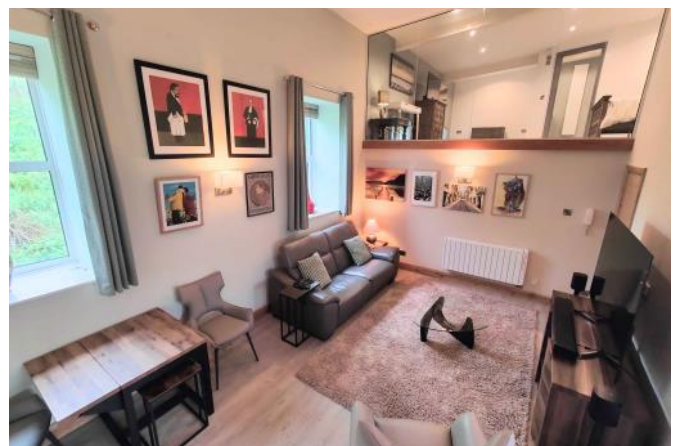
From the hallway a solid wooden door opens into the

LIVING ROOM



The living room is an impressive, bright and open area, giving a real sense of space that will delight and impress. The living room is overlooked by the mezzanine sitting room and the master bedroom that features a large viewing glass wall creating a real feature. The living room is also open plan, with the kitchen giving a good open flow to the property and has space for a suite and family

dining table. With a wood laminate floor, two windows, two electric radiators, ceiling inset spotlights, wall mounted light fittings and television access point.



To the rear of the living room an open area leads into the

KITCHEN

A modern and beautifully presented kitchen that is well laid out to create a highly functional space. The kitchen features a "U" shaped set of laminated work surfaces, to three sides, that creates an ideal work space, all with under counter cupboards and with one part of the work surface that doubles as a breakfast bar. The kitchen is well illuminated via a modern smart LED

light strip inset into the ceiling (this can be controlled via an app or via voice control with hundreds of different lighting effect depending on the owners requirements), in addition to under cupboard lighting and two windows (the windows have remote control smart blind system that can be controlled via a remote control or app). With an integrated double induction hob, modern style extractor, integrated multi-function inset oven, plumbing for a dishwasher, space for a fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.



From the kitchen wooden stairs lead up to the

MEZZANINE (SNUG)

An excellent addition to the living area, the

mezzanine creates a snug space, currently used as a home cinema area, featuring a television (that will come as part of the sale of the property – LG OLED Gallery Edition TV – comes with a LG Gallery edition sound bar and floor standing sub-woofer speaker). This space would also be ideal as a work from home office or reading room. With a wooden floor, two windows and ceiling inset spotlights.



From the hallway a series of carpeted stairs lead up to a wooden door that opens into

BEDROOM 1

An impressive and open master bedroom that offers plenty of space for a king sized bed along

with additional bedroom furniture. The main feature of this room is the large glass wall that overlooks the living room creating a real unique point to the apartment (privacy curtain installed that can be pulled on). The room features a carpeted floor, ceiling inset spotlights and two windows.



From bedroom one wooden doors opens into

EN-SUITE



A well laid out en-suite shower room that creates a highly functional space. With its walk-in style shower cubicle, cupboard storage space, close coupled toilet, His & Hers sinks, electric radiator, tiled splash backs, extractor fan and ceiling inset spotlights.

UTILITY ROOM / WALK IN WARDROBE



A fantastic addition to this property is the large utility room / storage room / walk in wardrobe that is located off the master bedroom. The room features ample space for numerous wardrobes

(which come with the property) and can double as a dressing room. The utility area features laminated work surfaces, with under counter storage cupboards, along with plumbing and space for a washing machine and dryer.



From the hallway wooden doors open into

BEDROOM 2



A spacious double bedroom that offers plenty of room for a double bed along with additional furniture. With a wood laminate floor, window and central light fitting.



BEDROOM 3



Another double bedroom that again offers plenty of space with a wood laminate floor, electric radiator, window and central light fitting.

BATHROOM



A beautifully presented house bathroom that again offers a fantastic use of the space on offer with its panel bath, over bath shower, glass splash guard, close coupled toilet, inset sink, inset cupboard storage, ceiling inset spotlights, stainless steel towel radiator and extractor fan.

GENERAL



The property has the benefit of mains services, electric and water.

The property is Leasehold with 983 years remaining on the lease.

Ground Rent: £50 p.a.
Service Charge: £150 pcm.

Council Tax Band: B



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///bluffing.blast.dolphin

Google Plus Code: M353+7JM Sowerby Bridge

For sat nav users the postcode is: HX6 4RY

MORTGAGE ADVICE

We have an associated independent mortgage and

insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

DISCLAIMER

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Apartment 54, Rishworth Palace, Rishworth Mill Lane, Rishworth, HX6 4RY



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 140 sq. m / 1503 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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