

Peter David

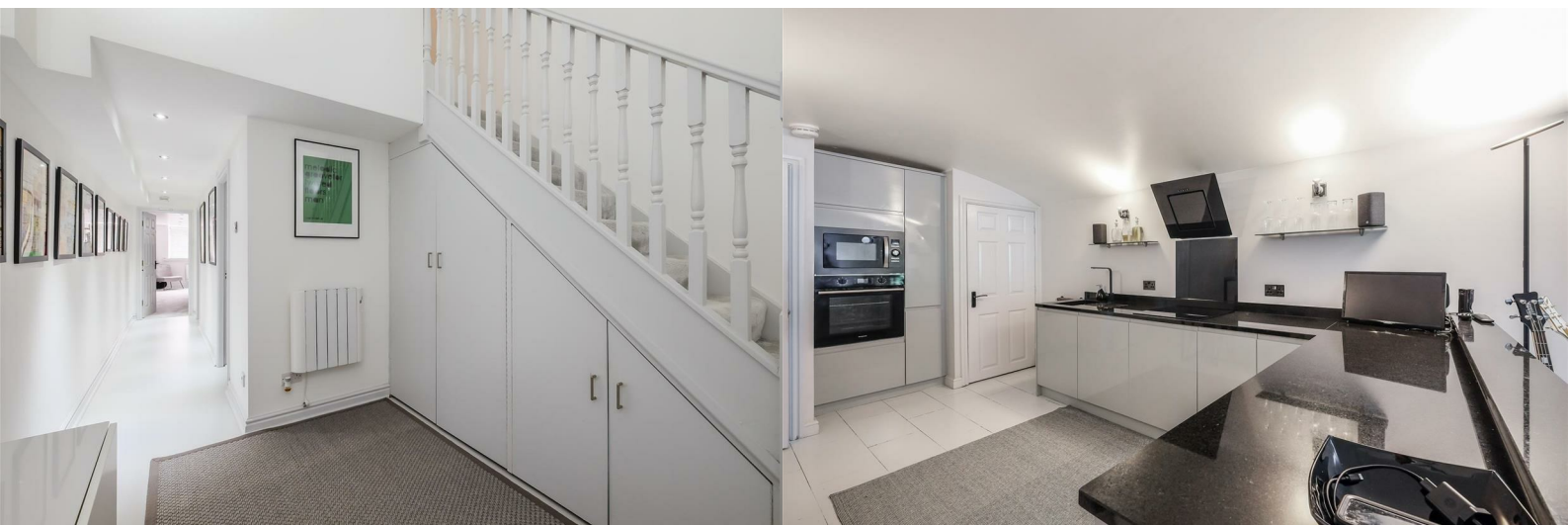
Properties Ltd

Residential Sales and Lettings



Rishworth Mill Lane, Rishworth

£135,000





Peter David Properties are delighted to bring to market this beautifully presented one bedroom duplex apartment.

Nestled in a charming rural setting, Rishworth Mill is a Grade II listed mill conversion that gracefully preserves its historical facade. This duplex apartment exudes contemporary elegance, boasting a spacious lounge, double bedroom, alongside a modern fitted kitchen and bathroom.

Enjoying the convenience of residential parking and access to a fully equipped gymnasium within the complex. Set in the sought after location of Rishworth, this Grade II listed 1-bedroom duplex offers a blend of historic charm and modern comfort.

- ONE BEDROOM
- DUPLEX APARTMENT
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- RESIDENTS PARKING
- COMMUNAL GYM
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Entrance hall

As you enter the property you are greeted by a spacious entrance hall with under stairs storage which comprises of a kitchen worktops, plumbing and sockets for a washing machine and dryer. A staircase leading to the main living area.

Bedroom

19'0" x 10'0" (5.8 x 3.05)

A well presented double bedroom with a dressing area and electric heater.

Office

10'10" x 6'2" (3.32 x 1.9)

This room lends itself to a variety of uses including a cinema room, snug or home office.

Bathroom

7'8" x 5'3" (2.35 x 1.62)

Fully tiled with a three piece suite which comprises of a walk in shower, wall hung vanity unit basin, low flush WC, light up mirror and an extractor fan.

First floor

Lounge/ Kitchen

40'0" x 9'8" (12.2 x 2.97)

A modern fitted kitchen with a range of matching units and granite work surfaces. Integrated electric oven and microwave, integrated dishwasher, ceramic hob and extractor hood. Useful storage cupboard. Space for a dining table and chairs. The lounge area benefits from a large window and an electric radiator.

External

Outside, there is plenty of parking at the mill and landscaped communal gardens with picnic benches. The complex also benefits from a communal gym, laundry room and library.

Lease details

969 years remaining on the lease

Ground rent - £50 per annum

Service charge - £150 a month

Directions

Please use post code HX6 4RY for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



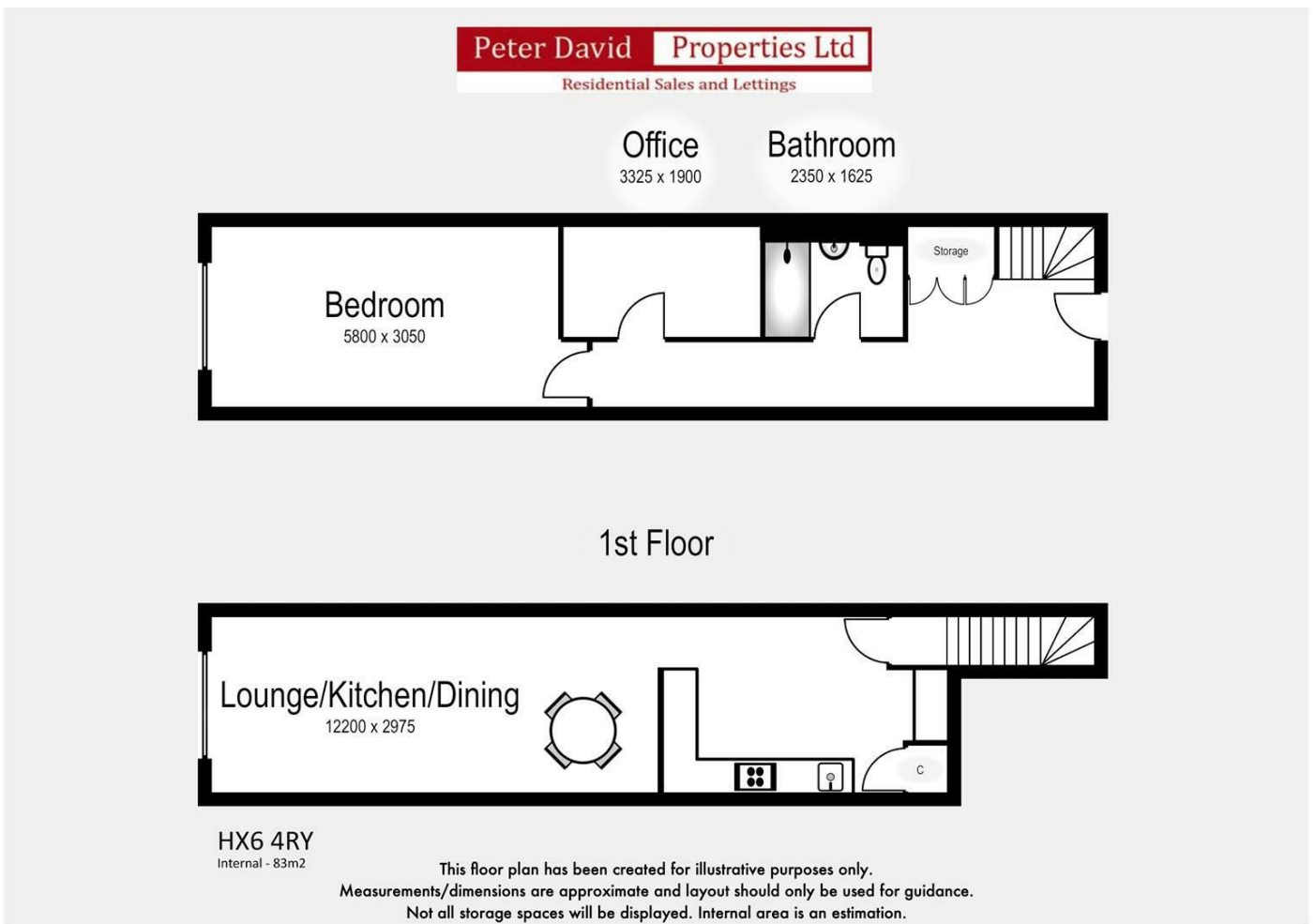
Hybrid Map



Terrain Map



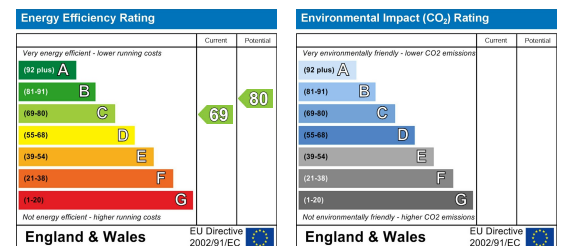
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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