

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

## welcome to

## Rishworth Palace, Rishworth Mill Lane, Rishworth

This beautiful apartment self is located on the first floor with lift access, comprising of two double bedrooms, bathroom, kitchen/diner, lounge and allocated parking with the added benefit of a communal gym, laundry, gardens and library.













### Lounge

The lounge is neutral in design and comprises of a double glazed window, wall light points and central heating radiator.

## Kitchen/Diner

The kitchen/diner is modern in design and comprises of wall and base units with granite work surfaces, sink and drainer, integrated appliances, space/plumbing for appliances, integrated oven and hob with extractor hood above and glass splashback, herringbone flooring, ceiling spotlights, pendant light and central heating radiator. Double doors lead to hallway.

#### **Bathroom**

A modern and spacious bathroom. Benefiting from tiled flooring and half walls, walk in shower, freestanding bath, w/c, wash hand basin, ceiling spotlights and heated towel rail.

#### **Bedroom One**

Bedroom one located on the mezzanine comprises wall light points. A versatile space with a number of purposes

#### **Bedroom Two**

Bedroom two benefits from wall light points, double glazed window and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

## Additional/External

The property benefits from allocated parking with the added benefit of a communal garden, gym, laundry and library.





## welcome to

# Rishworth Palace Rishworth Mill Lane, Rishworth Sowerby Bridge

- \*\*\* Guide Price £210,000 £220,000 \*\*\*
- Two Bedroom First Floor Duplex Apartment
- No Onward Chain
- Lift Access To All Floors
- Immaculately Presented

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

#### **1210 000**







Awaiting Photograph

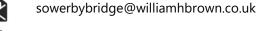
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB107008



Property Ref: SWB107008 - 0005 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



01422 833553

william h brown

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.