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# THE WHEEL HOUSE

7 EXCELSIOR MILL | RIPPONDEN | HX6 4FD

Converted from the former Wheel House to Excelsior Mill, this stunning apartment is more “cottage” than apartment, as it does not have any dwellings above or below. The property also has direct access from the kitchen out to the lovely rear communal courtyard providing a peaceful outdoor setting.

All approached on ground floor level with no steps, The Wheel House has been carefully renovated by the present owners to high standards to include a beautifully appointed living room with Bio-fuel log burner and double height ceiling with exposed beams, exposed stone walls and full-height windows overlooking the river and wooded hillside beyond; a separate, newly fitted dining kitchen with integrated appliances, large double bedroom with fitted wardrobes and a three-piece bathroom.

The property is ideal for someone wanting a safe, easy to access dwelling without compromising on luxury or peace and quiet.



## ACCOMMODATION

Entrance Hall  
Sitting Room  
Dining Kitchen  
Bedroom  
Bathroom

## COUNCIL TAX

C

## EPC RATING

E

### INTERNAL

The apartment is accessed from the communal hallway into an entrance hall with storage cupboards, one of which also houses the hot water cylinder. The stunning sitting room is open to roof height with Velux rooflights and two full-height windows which afford views over the River Ryburn and wooded hillside beyond. The sitting room features a bioethanol stove, which provides the beauty of a real flame but in an environmentally friendly way.

The stylish dining kitchen is fitted with a range of base and wall units and is equipped with a 1½ bowl sink, electric oven with 4-ring induction hob, integrated fridge-freezer, dishwasher and plumbing for a washing machine.

The spacious bedroom features an exposed stone wall and benefits from built-in wardrobes. The accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

### EXTERNAL

Outside, there are two parking spaces, and additional visitor parking (permit parking only). There is a patio accessed from the dining kitchen which leads to the communal garden to the rear of the mill.

### LOCATION

Excelsior Mill is close to the centre of the village, being within easy walking distance of all local amenities, which include a school, health centre, dental surgery and a selection of shops, pubs and restaurants.

The M62 is within 5 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from outside the property.

### SERVICES

Mains electric and water, electric heating with recently installed electric radiators.

### TENURE & FEES

Leasehold with 999-year lease from May 2001.

Management fees £166 pcm. Ground rent £50 per annum.

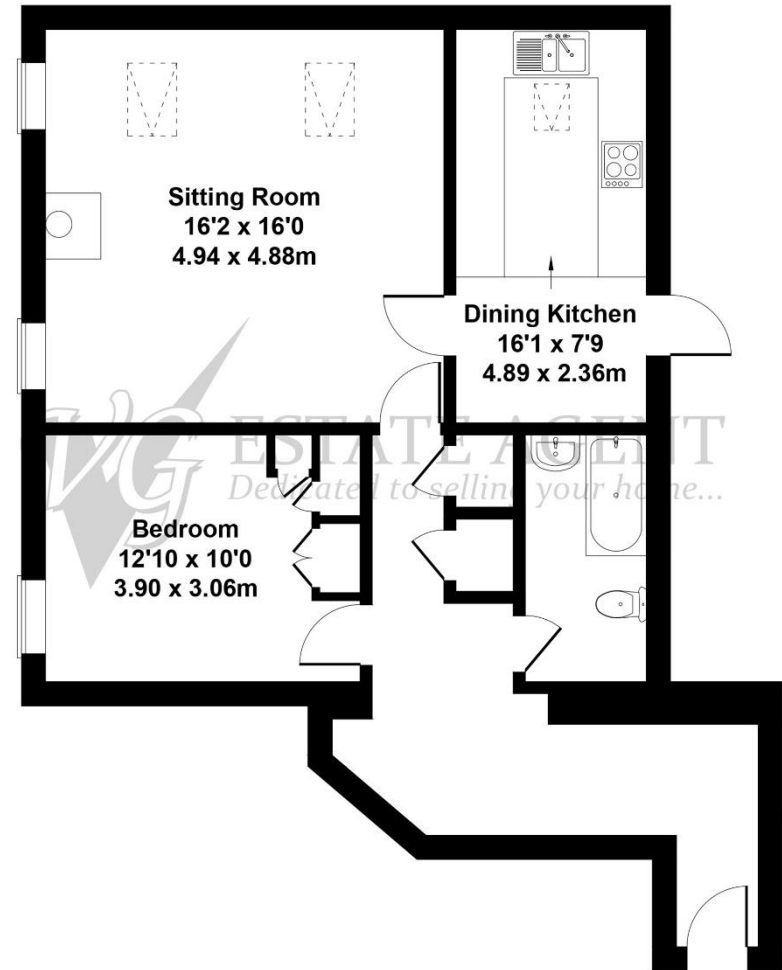
### DIRECTIONS

From the centre of Ripponden proceed along Oldham Road towards Rishworth, continue past The Silk Mill pub and Commercial Mills (home to Triangle Bakehouse) and take the next left into Stepping Stones. Excelsior Mill is at the bottom of the hill on the right. For viewing purposes park on Oldham Road and walk to the mill as parking is strictly permit parking only.





Approximate Gross Internal Area  
753 sq ft - 70 sq m



119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787  
521045  
E-mail: ripponden@houses.vg

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