





26 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

This well-presented penthouse apartment is located on the top floor of this popular converted mill and benefits from lift access. The apartment hints at its industrial heritage with features such as the large mill windows, exposed stonework, timber beams and roof trusses.

The open plan living accommodation includes a stunning fitted kitchen which is open through to the open-plan living room, a mezzanine study, two double bedrooms and a stylish three-piece bathroom.

Outside there is parking and a communal garden area located to the rear of the mill.



ACCOMMODATION

Entrance Hall
Living Room
Kitchen Area
Bedroom 1
Bedroom 2
Bathroom
Mezzanine Study

COUNCIL TAX

D

EPC RATING

E

INTERIOR

The apartment is entered into a spacious entrance hall which provides access to all rooms and benefits from a useful storage cupboard.

The open plan living room includes a smart fitted kitchen with quirky porthole window into the entrance hall and is equipped with undermounted sink, electric oven with four-ring ceramic hob and extractor fan over. Integrated appliances include a dishwasher, fridge, freezer and washer-dryer. The spacious living room features French doors with a Juliet balcony and is open to ceiling height with Velux rooflights providing additional natural light. An open staircase rises to the mezzanine level which provides space for a study/hobbies room or occasional bedroom.

There are two well-proportioned double bedrooms which are complemented by a stylish bathroom featuring well-being mood lighting and fitted with a three-piece suite comprising bath with shower over, WC and wash basin mounted in a vanity unit.

EXTERNAL

There is resident's permit parking outside the mill, and a communal garden area located to the rear.

LOCATION

Excelsior Mill is located close to the centre of Ripponden within walking distance of local amenities including a health centre with pharmacy, dental practice and a selection of shops, pubs and restaurants.

The M62 (J22) is within 10 minutes' drive allowing speedy access to the motorway network, and there are mainline railway stations at nearby Sowerby Bridge and Littleborough providing access to Leeds, Manchester and beyond.

SERVICES

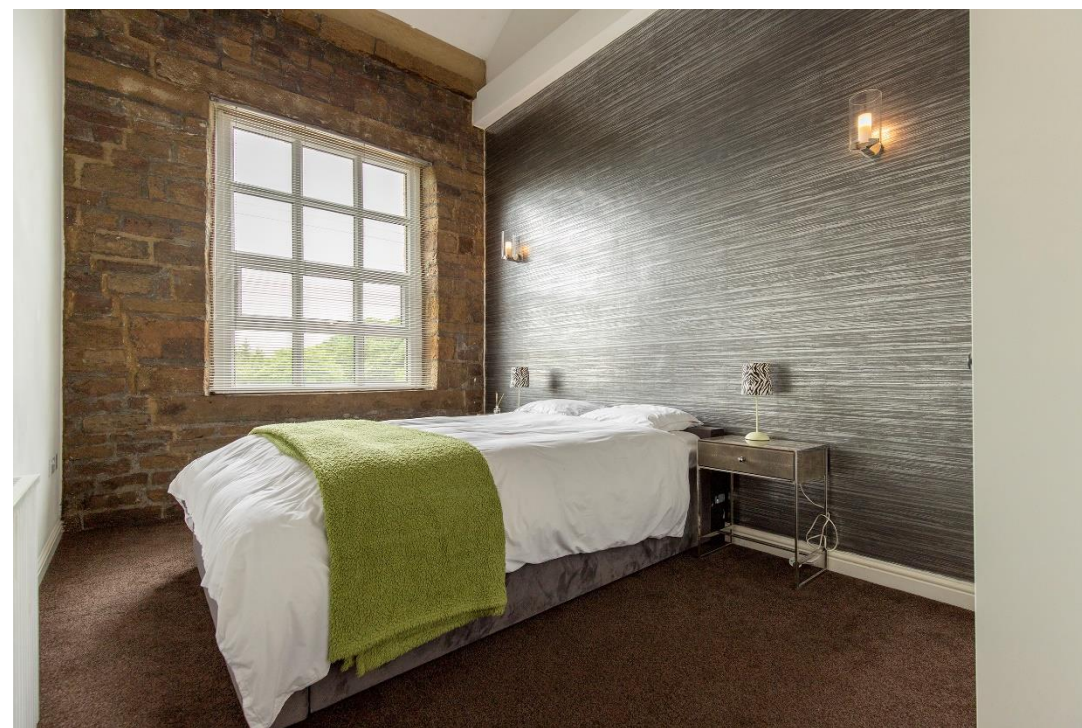
Electric heating with recently installed Fischer Future Heaters complemented by UPVC double glazed windows. Mains electric and water.

TENURE & SERVICE CHARGES

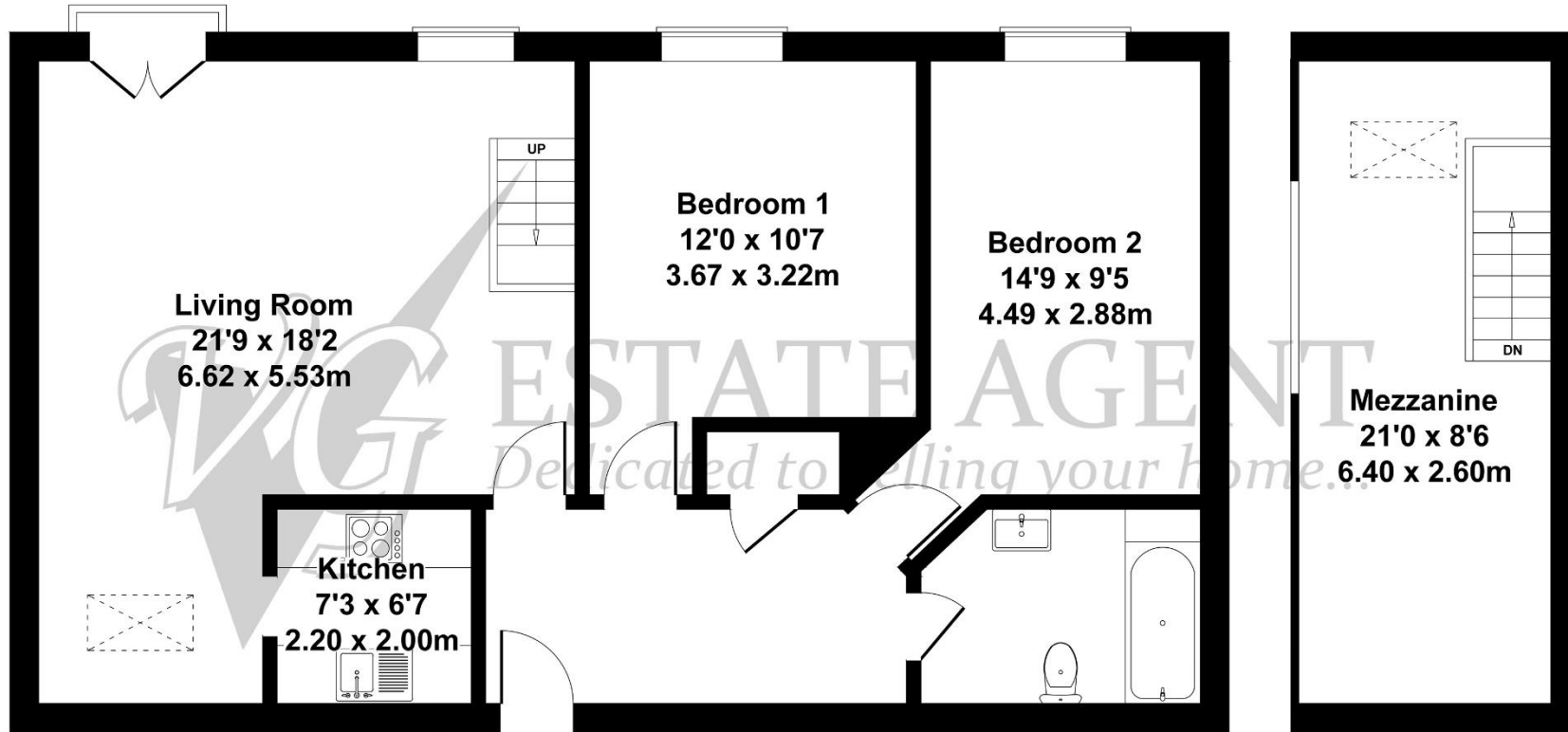
Leasehold with a residue of 999 years from May 2001. Annual ground rent is £50 and the monthly service charge is £180. In addition there is an annual sink fund payment of £100.

DIRECTIONS

From the centre of Ripponden take Oldham Road, continue past The Silk Mill pub and take the left-hand turn into Stepping Stones. Excelsior Mill can be found at the bottom of the lane on the right-hand side.



Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR



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