





24 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

A two bedroom second floor apartment (with lift access) located in this popular converted mill within a short walk of Ripponden village and its extensive amenities.

The apartment hints at its industrial heritage with features such as the large mill windows and exposed stonework.

The property benefits from two parking spaces, communal gardens and easy access to the M62.

NO UPWARD CHAIN



ACCOMMODATION

Entrance Hall
Store Cupboard
Living Room
Kitchen
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

C

EPC RATING

C

INTERNAL

The open plan living accommodation includes a spacious hallway with storage cupboard and entry phone.

There is a living room with exposed stonework which is open to the well-planned kitchen with a four-ring electric hob with oven below, integrated fridge freezer and plumbing for a washer.

The two bedrooms feature exposed stonework and are complemented by a bathroom housing a three-piece suite comprising bath with shower over, WC and wash hand basin.

EXTERNAL

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

LOCATION

Excelsior Mill is situated a short walk from the delightful village of Ripponden, with its excellent amenities including a variety of shops, health centre, dentist practice and a selection of bars and restaurants. The M62 is within a few minutes' drive, allowing speedy access to the motorway network. Sowerby Bridge is only 4 miles away and has a mainline railway station with regular service to both Leeds and Manchester.

SERVICES

Mains water and electricity.

TENURE

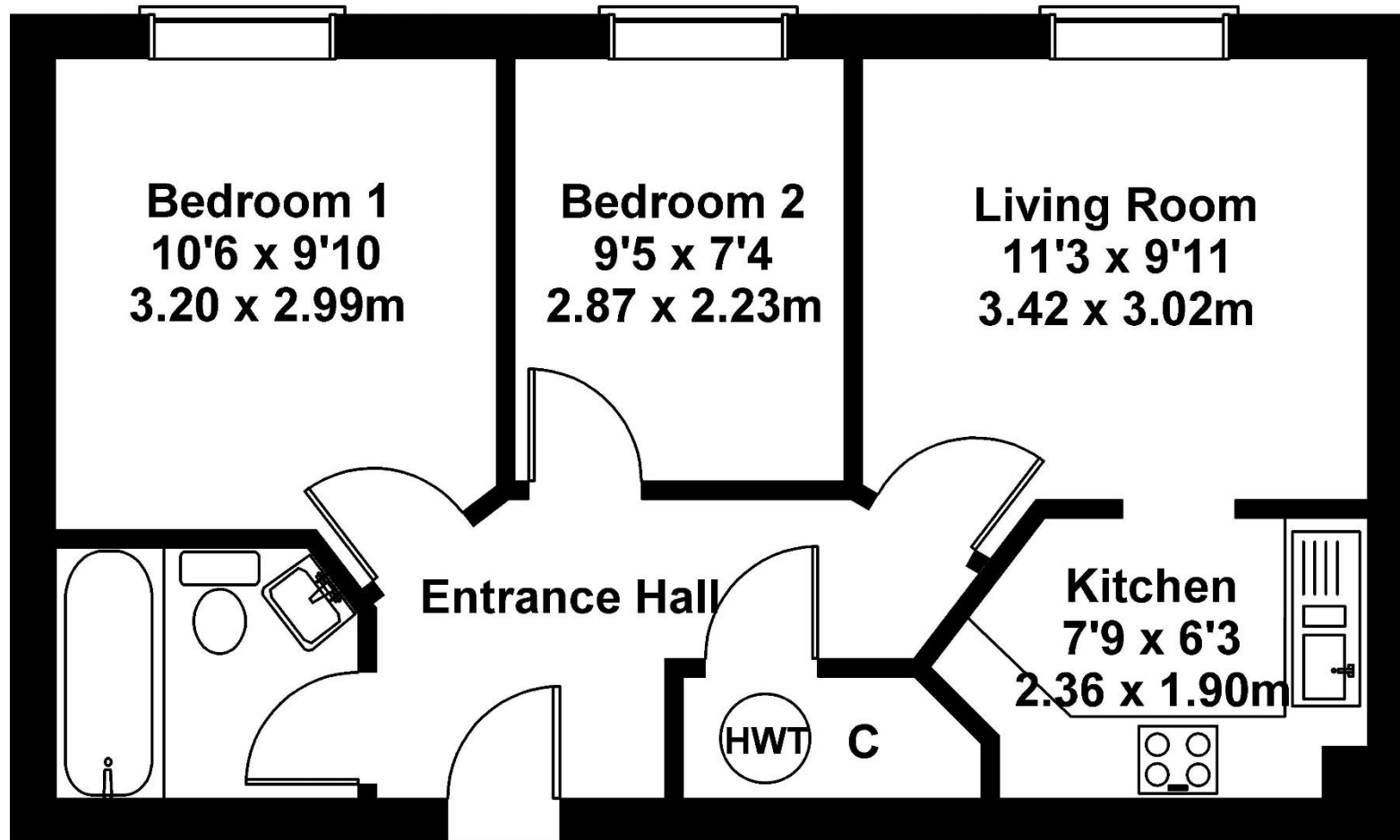
Leasehold. Management Fee £1,992.00 per annum.
Ground Rent £50 per annum. £100 per annum sinking fund.

DIRECTIONS

From the centre of Ripponden, take the Oldham Road and continue past The Silk Mill Pub. Excelsior Mill is on the left hand side. Number 24 is accessed via the main front door.



Approximate gross internal area 482 sq ft - 45 sq m



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.