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34

37

36

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34



50 SILK MILL CHASE

RIPPONDEN | HX6 4BU

Located within this quiet residential development of Silk Mill Chase this immaculately presented second floor apartment is ideal for the first-time buyer, busy professional or an investment purchaser.

The well-presented spacious accommodation has recently been redecorated and newly carpeted throughout and includes a living room open to a fitted kitchen and two double bedrooms complemented by a three-piece en-suite shower room and three-piece bathroom.

The property enjoys a central location in the village of Ripponden with allocated off road parking and additional visitor parking.



ACCOMMODATION

Entrance Hall
Living / Dining / Kitchen
Bedroom 1
En-suite Shower Room
Bedroom 2
Family Bathroom

COUNCIL TAX

B

EPC RATING

TBA

INTERNAL

This second floor apartment offers spacious open plan living with a living / dining room open through to a kitchen with a window and French doors with Juliet balcony to the rear elevation.

The kitchen is fitted with base and wall units and is equipped with a four-ring gas hob, electric oven, space for a fridge freezer and plumbing for a washer/dryer. There is also a useful storage cupboard in the entrance hall.

The master bedroom has an adjoining en-suite comprising shower cubicle, basin and WC. Bedroom 2 is also a good-sized double bedroom. The main bathroom houses a bath, pedestal wash basin and WC.

EXTERNAL

Outside the apartment has an allocated parking space with additional visitor parking.

LOCATION

Silk Mill Chase is within easy walking distance of all local amenities in Ripponden, which include a school, health centre, dental practice and a selection of shops, pubs and restaurants. The M62 is within 3 miles, providing excellent commuter links, and there is a mainline railway station with direct lines to Manchester and Leeds in nearby Sowerby Bridge, just 10 minutes' drive away.

SERVICES

All mains services. UPVC double glazing. Gas central heating with boiler located in the kitchen.

TENURE & SERVICE CHARGES

Leasehold, 999 years from 01.01.2006.

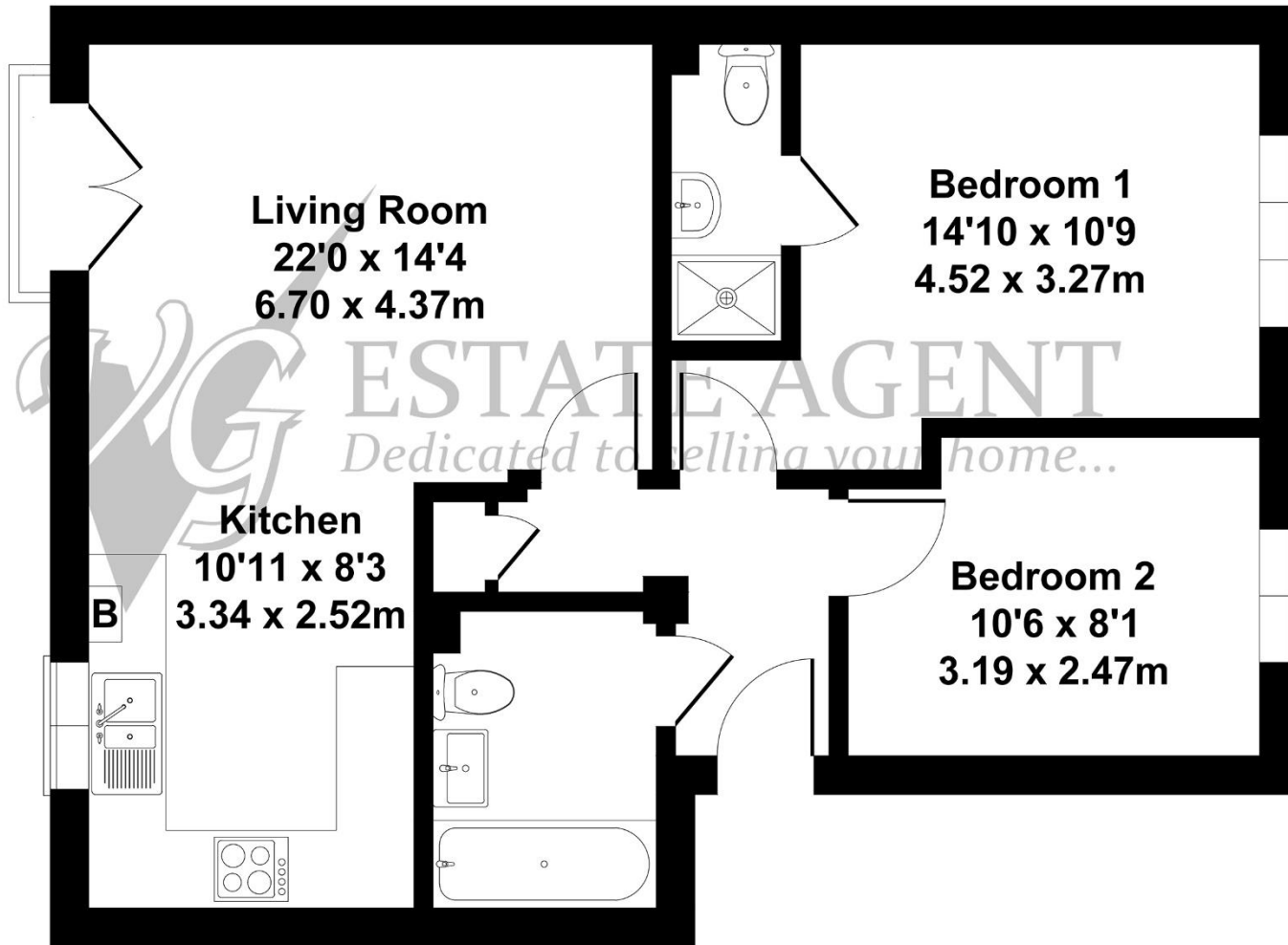
Quarterly maintenance charge £302 and ground rent £150 p.a.

DIRECTIONS

From the centre of Ripponden proceed along Oldham Road and turn right into Silk Mill Chase opposite the Silk Mill pub on the left hand side. Follow the road round to the right and the property can be found in the far left hand block, there is a car park with visitor spaces on the left hand side.



Approximate Gross Internal Area
797 sq ft - 74 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.