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73 RISHWORTH MILL

RISHWORTH | HX6 4RZ

Welcome to this stunning two-bedroom apartment in the prestigious, Grade II listed Rishworth Mill, located in the heart of Rishworth. Situated on the second floor, this elegant residence offers spacious accommodation arranged over two levels, perfect for contemporary living while preserving historic charm.

Rishworth Mill combines the charm of historic architecture with modern comforts, set in a desirable location with excellent transport links and local amenities. This apartment is perfect for professionals, couples, or anyone seeking luxurious living in a vibrant community. Don't miss the opportunity to make this unique property your new home.



GROUND FLOOR

Entrance Hall
Living Room
Dining Kitchen
Bedroom 1
Bathroom

FIRST FLOOR

Bedroom 2
Study Area

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The apartment boasts a large open plan living room and dining kitchen area, designed to be the heart of the home. The living space is flooded with natural light, thanks to its large, west facing windows, and provides a versatile space for both relaxation and entertaining. The modern kitchen is fully equipped and benefits from ample storage.

The main floor also boasts a large double bedroom, providing plenty of space for wardrobes and additional furniture. There is also four-piece bathroom, complete with a bath, separate shower, modern fixtures, and elegant tiling.

Ascend to the mezzanine level, where you will find a second bedroom. This versatile space also includes a study area, ideal for those working from home or needing a quiet place to read and relax.

EXTERNAL

Plentiful communal parking for both residents and visitors. Communal gardens with picnic areas and footpaths leading to local beauty spots.

COMMUNAL FACILITIES

Residents of Rishworth Mill enjoy exclusive access to a range of facilities, including a gym, library, and a convenient laundry room.

LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside and close to the village of Rishworth with a popular village pub and farm shop. The more extensive amenities of Ripponden are only a five minutes' drive away and include a health centre, dental practice and a selection of pubs, shops and restaurants. The M62 motorway is within 10 minutes' drive allowing speedy access to Manchester, Leeds and the wider motorway network. There are mainline railway stations at nearby Sowerby Bridge and Littleborough.

SERVICES

Mains electricity and water. Heating is provided by an electric fire in the living room and a heated towel rail in the bathroom. Satellite / Sky TV provision to all apartments. Telephone entry system which can be connected via mobile phone.

TENURE & FEES

Leasehold with the residue of 999 years dating from 1st January 1995. Monthly maintenance charge £150 and Ground Rent £50 per annum.

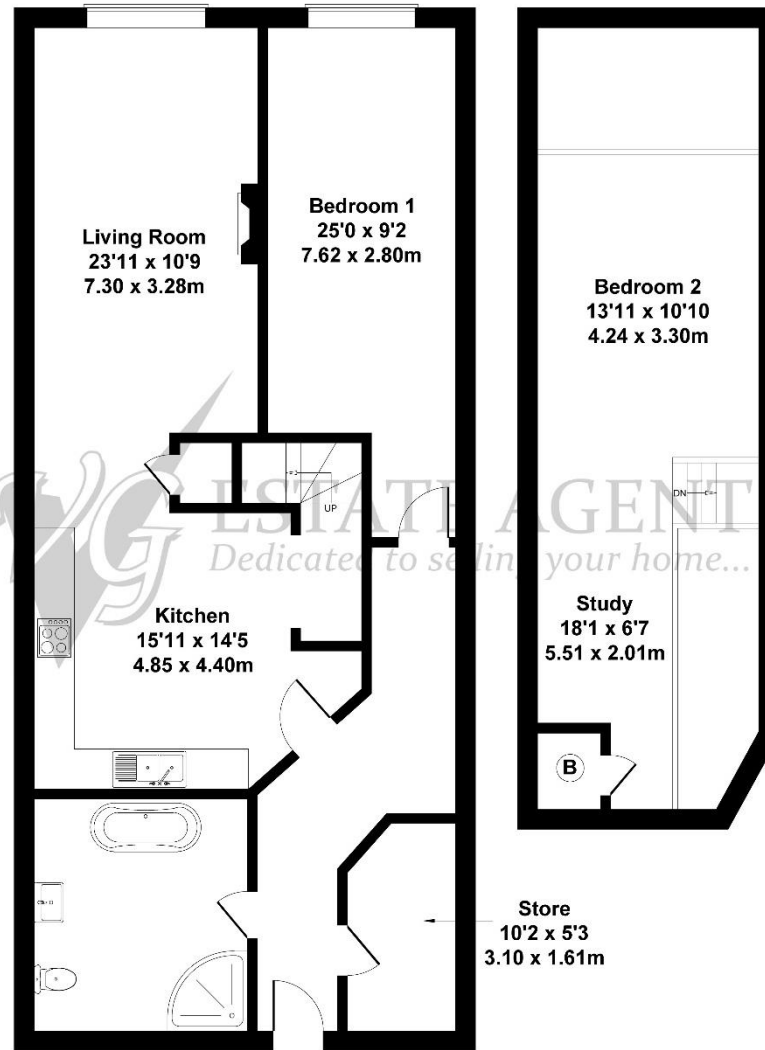
DIRECTIONS

From Ripponden proceed along Oldham Road towards Rishworth, passing Rishworth School on the right. After approx. ¼ mile turn left into Rishworth Mill Lane. Rishworth Mill is at the bottom of the lane. Access to No.73 is best accessed from the main entrance of the mill.





Approximate Gross Internal Area
1302 sq ft - 121 sq m
(Excluding Void)



GROUND FLOOR

FIRST FLOOR



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.