





12 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

This well presented first-floor apartment, blends the period features of a former mill with contemporary comfort. This spacious property boasts high ceilings, exposed stone walls, and large windows, ensuring an abundance of natural light throughout.

The thoughtfully designed layout features a large L-shaped living room, well-planned kitchen equipped with modern appliances and ample storage, two generously sized bedrooms and a spacious three-piece bathroom.

Externally, the property includes off road parking and a communal garden to the rear. Located in a sought-after area, this apartment offers easy access to Ripponden village and it's excellent amenities.



ACCOMMODATION

Entrance Hall

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

COUNCIL TAX

D

EPC RATING

TBC

INTERNAL

The apartment is accessed via a spacious entrance hall with useful cupboard.

The large open plan living room has French doors, exposed stonework and an archway leading through to the kitchen, which has an integrated fridge freezer and a washing machine.

The two double bedrooms also feature exposed stonework and are complemented by a spacious three-piece bathroom comprising bath with shower over, WC and basin.

EXTERNAL

There is ample parking outside the mill (the property is sold with two parking permits), and a communal garden area located to the rear.

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 a 10-minute drive 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 nearby.

SERVICES

Mains electric and water, heating with electric radiators. UPVC double glazed windows

TENURE & FEES

Leasehold with 999-year lease from May 2001.

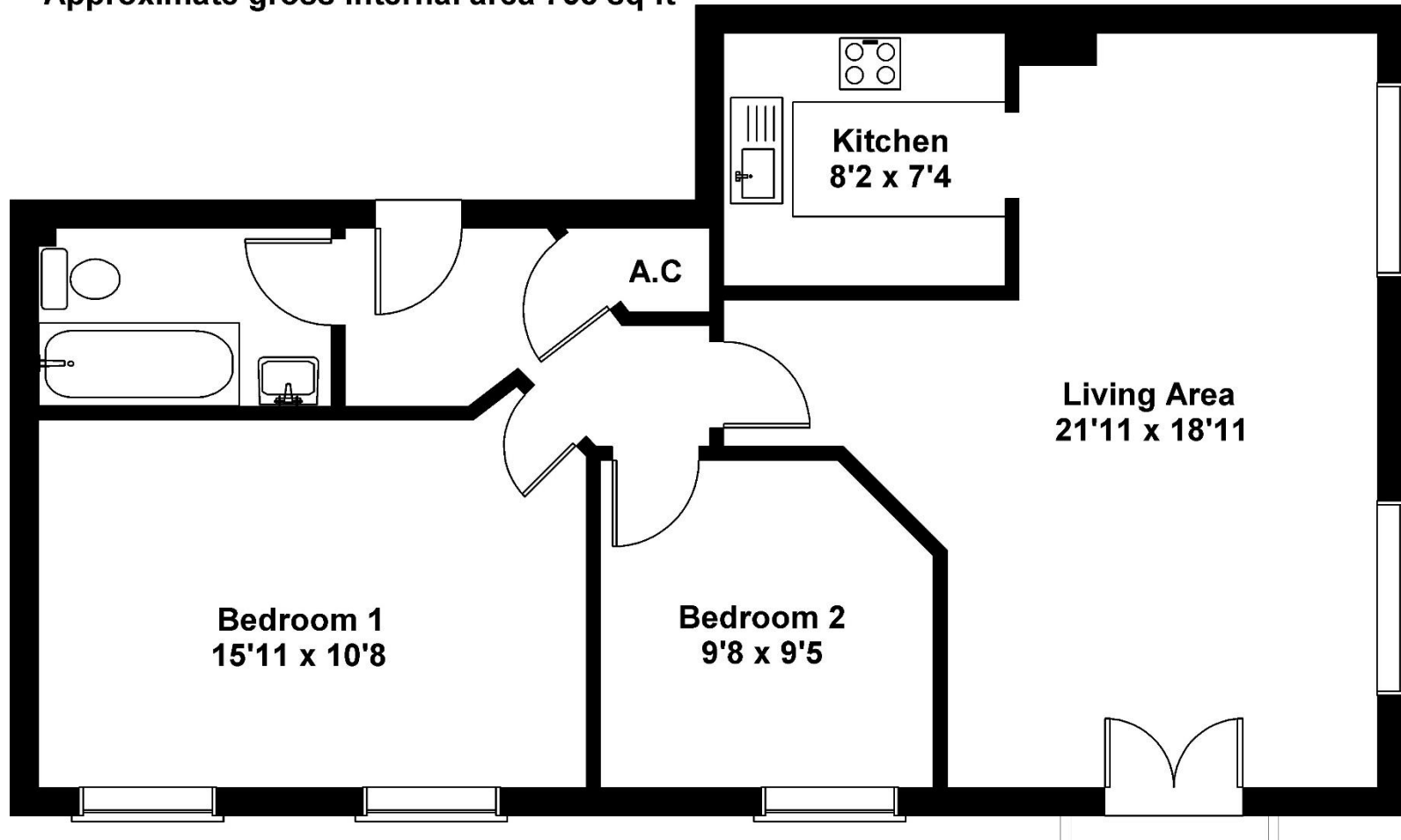
Management fees for 2024 are £2139.48. Ground rent £100 per annum.

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 738 sq ft



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