



**VG** ESTATE AGENT  
*Dedicated to selling your home...*





# 66 RISHWORTH MILL

RIPPONDEN | HX6 4RZ

A spacious second floor duplex apartment occupying a quiet location to the rear of this popular converted mill.

This bright and airy property includes a spacious hallway with useful store cupboard, an open plan living room / dining kitchen, a large main bedroom with high ceilings, a good-sized four-piece bathroom and a further mezzanine bedroom and study area on the upper level.

Externally the mill has beautiful gardens with picnic areas and plentiful communal parking. Inside is a resident's gym, laundry room and library.

**NO UPWARD CHAIN.**



## GROUND FLOOR

Entrance Hall  
Large Store  
Living Room  
Kitchen Area  
Bedroom 1

## MEZZANINE LEVEL

Bedroom 2  
Study Area

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The property is entered into a spacious hallway with useful storage cupboard and staircase rising to the mezzanine level.

The open plan living room / dining kitchen is accessed via double doors from the hallway. The sitting area features a large window flooding the room with natural light, and a wall mounted electric fire. The kitchen houses shaker style units, a 1½ bowl sink, electric oven with four-ring electric hob and filter hood above, and plumbing for a washer. There is a breakfast bar and ample space for a dining area.

The bright and airy main bedroom features high ceilings and another large window.

The four-piece bathroom comprises corner bath, shower cubicle, WC and a vanity unit with basin.

The large mezzanine level provides space for a second bedroom, with built-in storage, and a study area overlooking the living room.

### COMMUNAL FACILITIES

Gym, laundry room and library.

### EXTERNAL

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

### 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 the motorway network. There are mainline railway stations at nearby Sowerby Bridge and Littleborough.

### SERVICES

Mains electricity and water. Electric storage heaters. Satellite / Sky TV provision to all apartments. Telephone entry system which can be connected via mobile phone.

### TENURE & FEES

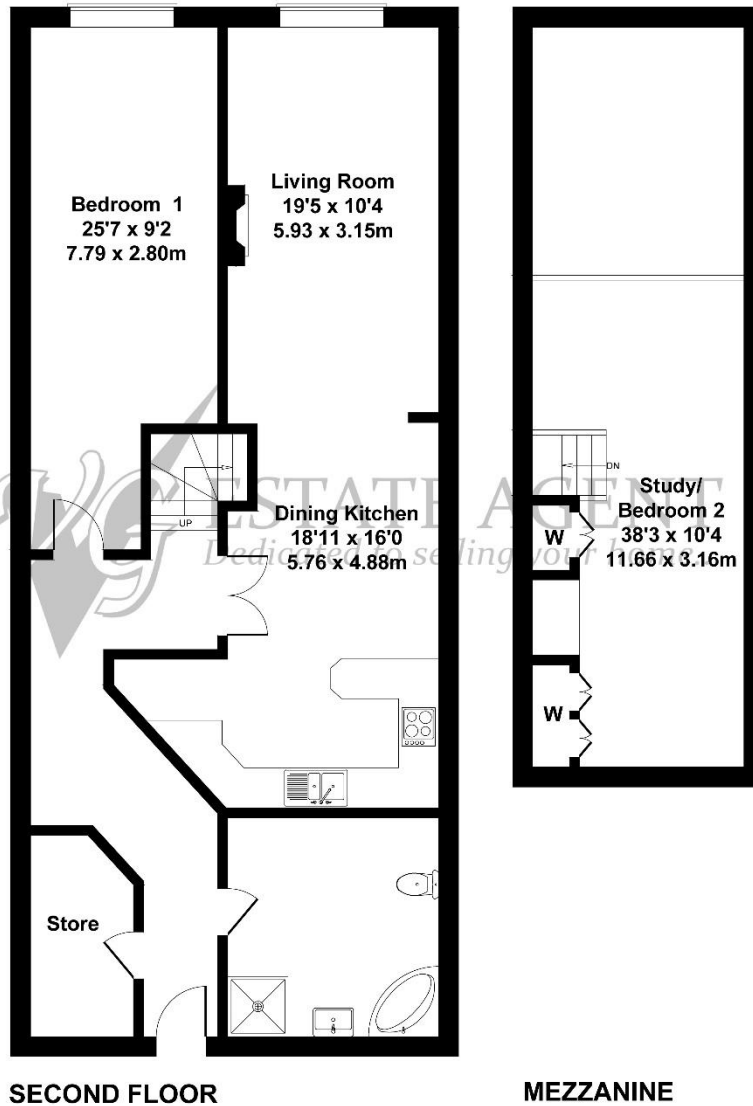
Leasehold with the residue of 999 years from 1st January 1995. Monthly maintenance charge is £150 and Ground Rent £50 pa.

### 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.66 is best from the main entrance off the mill, where the access lift to upper floors is located.



Approximate Gross Internal Area  
1378 sq ft - 128 sq m



**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**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.