





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

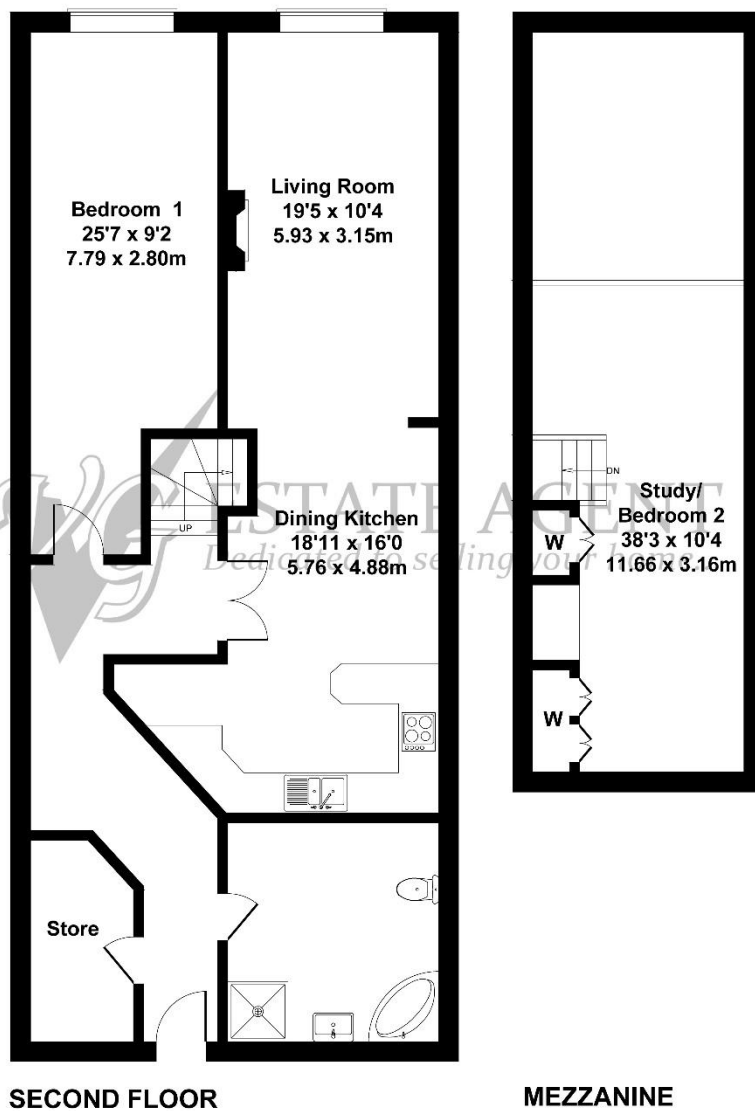
Leasehold with the residue of 999 years from 1st January 1995. Monthly maintenance charge is £150 and Ground Rent £50 pa.

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



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