







58 RISHWORTH MILL

RISHWORTH | HX6 4RZ

A well-presented second floor duplex apartment situated to the side elevation of this popular converted mill with delightful rural views along the valley.

This spacious property includes an entrance hallway, well-proportioned living room, separate dining kitchen, two double bedrooms and an occasional bedroom/study to the first-floor mezzanine level, and a three-piece family bathroom.

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



GROUND FLOOR

Entrance Hall
Spacious Living Room
Breakfast Kitchen
Bathroom
Storage Cupboard

MEZZANINE FLOOR

Bedroom 1
Bedroom 2
Occasional Bedroom / Study

COUNCIL TAX

B

EPC RATING

N/A

INTERNAL

The property is entered into a spacious entrance hall which has a staircase rising to the first floor and useful storage cupboard.

The well-proportioned living room provides plentiful space for separate sitting and dining areas and features a single deep window which affords far-reaching rural views. The dining kitchen is fitted with a range of gloss base and wall units with complementary work surfaces. Equipment includes a 1½ bowl sink, an electric oven with 4-ring hob and extractor hood over with plumbing for a washing machine and space for a large fridge-freezer. The ground floor accommodation is completed with a smart three-piece bathroom housing a jacuzzi style bath with shower over and glass screen, WC and wall hung wash basin.

The three bedrooms are located on the mezzanine level. Bedroom 1 and 2 benefit from glazed walls with sliding openings overlooking the living room. The occasional third bedroom has a large window overlooking the landing and staircase.

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 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 by electric heaters. Satellite / Sky TV provision to all apartments. Telephone entry system which can be connected via mobile phone.

TENURE & FEES

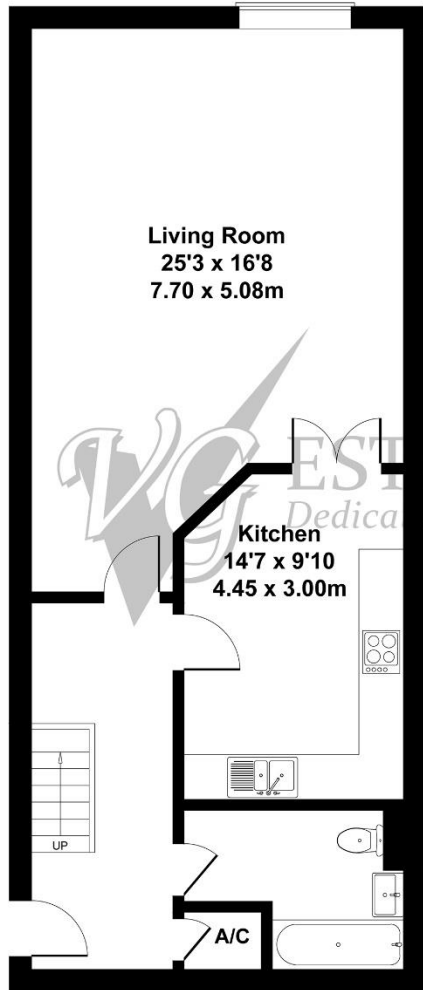
Leasehold with the residue of 999 years dating from 1st January 1995. Monthly maintenance charge is £150 and Ground Rent £50 pa.

DIRECTIONS

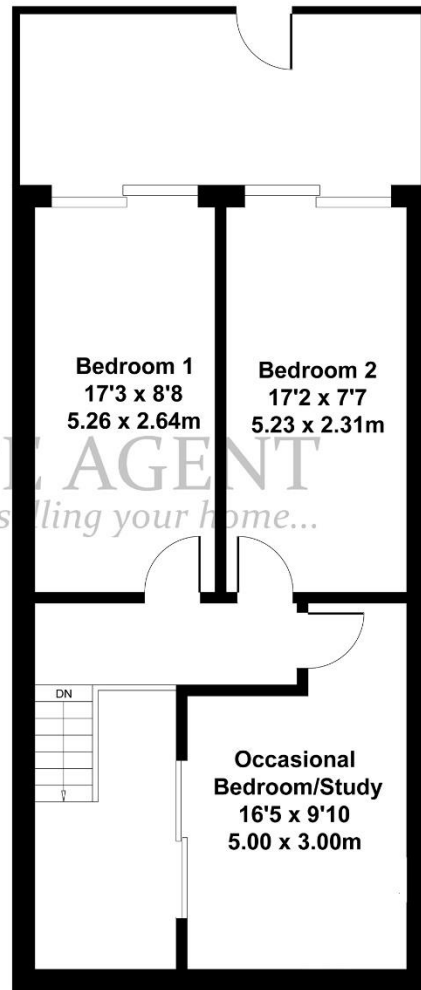
From Ripponden proceed along Oldham Road towards Rishworth, passing Rishworth School on the right. After approx. ¼ mile turn left into Rishworth Mill Lane. Rishworth Mill is at the bottom of the lane. Access to No. 58 is via the main entrance to the mill.



Approximate Gross Internal Area
1272 sq ft - 118 sq m



GROUND FLOOR



FIRST FLOOR





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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.