





1A THE OLD WATER MILL

MILL BANK | HX6 3JN

A charming conversion of the former village watermill to create only seven apartments in this beautiful and idyllic setting. This ground floor apartment is accessed via a personal front door giving the sense of a private home yet with the added security of an apartment building.

This characterful property comprises a spacious living room which is open through to a smart kitchen, double bedroom and newly appointed shower room.

The property would suit the busy professional, or first-time buyer or as an ideal weekend bolt-hole.

This property benefits from having NO UPWARD CHAIN.



ACCOMMODATION

Entrance Vestibule

Living Room

Kitchen

Bedroom

Shower Room

COUNCIL TAX

A

EPC RATING

C

INTERNAL

The property is entered into a small vestibule which opens into the living room.

The living room is open through to the kitchen and three windows to two aspects afford plentiful light. The kitchen has been fitted with a range of base and wall units with timber effect work surface incorporating a single bowl sink, equipment includes and electric oven with induction hob, integrated dishwasher and plumbing for a washing machine.

The cosy double bedroom benefits from built-in wardrobes and the recently updated shower room houses a spacious shower cubicle, WC and wash basin mounted on a vanity unit.

LOCATION

Mill Bank is an award-winning conservation village surrounded by some of the most beautiful countryside in the area with the choice of many footpaths through woodland onto open moorland. There is a pub/restaurant nearby, a post office/general store in nearby Triangle, and more extensive amenities within a 5-10 minute drive in Ripponden and Sowerby Bridge.

The village has a bus service, and there is a mainline railway station for Leeds/Manchester in Sowerby Bridge. The M62 motorway, junctions 22 and 24, are both within 20 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. UPVC double glazing. Gas central heating with boiler located in the kitchen.

TENURE

Leasehold with remainder of 999-year lease from 1st January 1979.

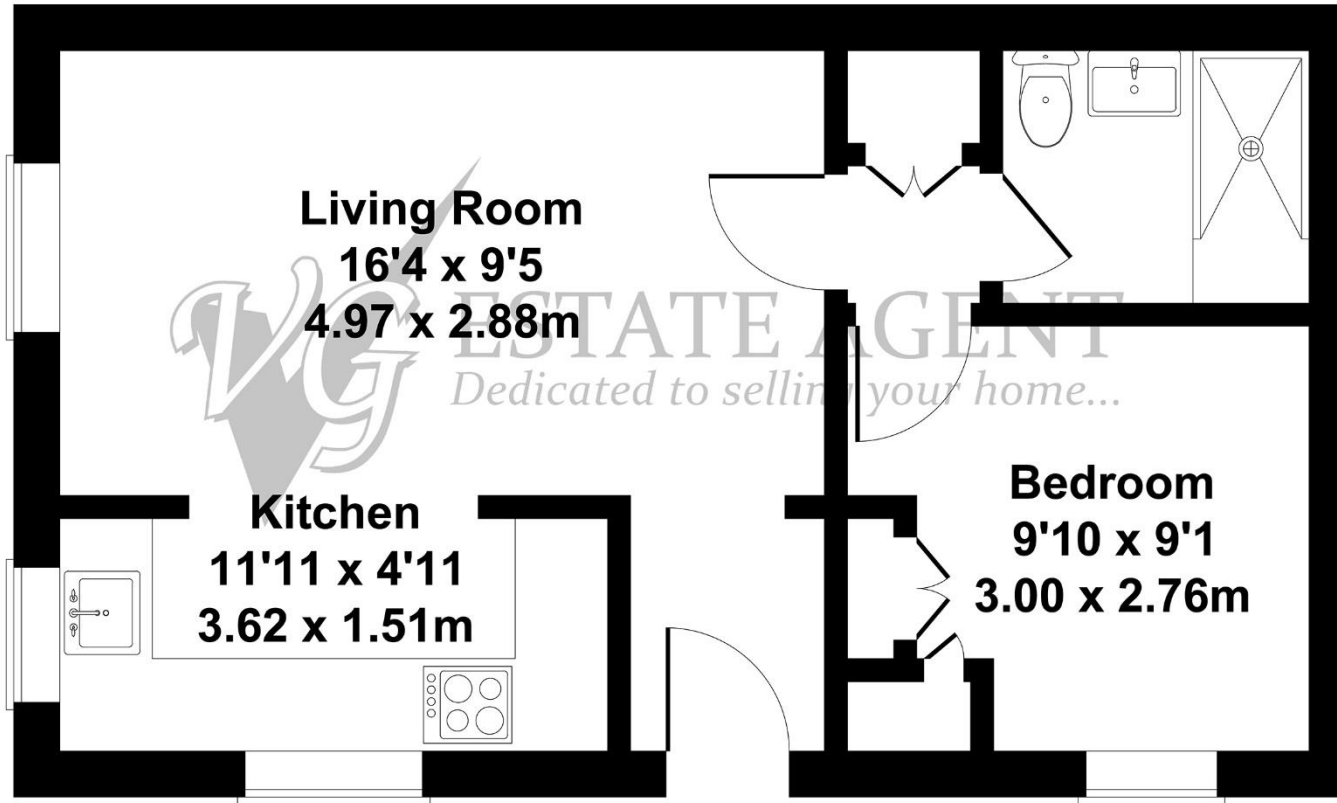
Annual service charge for 2025 is £1970.00.

DIRECTIONS

From Ripponden, take the A58 Halifax Road towards Sowerby Bridge, turning left at the Triangle Inn, following the signs to Mill Bank. Proceed up the hill into Mill Bank, turning left where the road forks into Lower Mill Bank Road. Follow the road down to the bottom and The Old Watermill can be found on the left hand side



Approximate Gross Internal Area
398 sq ft - 37 sq m



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.