







# 4 RIVERVIEW

RIPPONDEN | HX6 4BL

A spacious first floor apartment conveniently located in the centre of the village of Ripponden, within close proximity of the excellent local amenities and enjoying far-reaching views from the large balcony.

The accommodation briefly comprises a huge living room / kitchen with full height, wall to wall windows opening onto the balcony, two double bedrooms, bathroom and en-suite shower.

In addition there is a dedicated parking space and visitor parking in the secure underground car park.

This property benefits from having NO UPWARD CHAIN.



## ACCOMMODATION

Entrance Hall  
Living Room / Kitchen  
Bedroom 1  
En-suite Shower  
Bedroom 2  
Bathroom

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The accommodation includes a superb large open-plan living room / dining kitchen, with a huge balcony, accessed via sliding doors, affording superb open views across the surrounding countryside.

The contemporary kitchen is fully equipped with integrated appliances including a dishwasher, washing machine, fridge, four-ring ceramic hob, eye level oven and microwave.

There are two double bedrooms complemented by an en-suite shower room and three-piece bathroom.

The apartment has the added advantage of a parking space and visitor parking in the underground car park that benefits from electric remote controlled gates.

### LOCATION

The excellent amenities of Ripponden include a health centre and pharmacy, veterinary practice, dental practice and a selection of shops, pubs and restaurants, all within walking distance.

There is a regular bus service and the M62 (J22 & J24) is within 15 minutes drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in the nearby towns of Sowerby Bridge and Littleborough

### SERVICES

Mains electricity, water and drainage.

### TENURE

Leasehold with remainder of 125-year lease from 1<sup>st</sup> January 2007.  
Service charge £164.89 pcm.

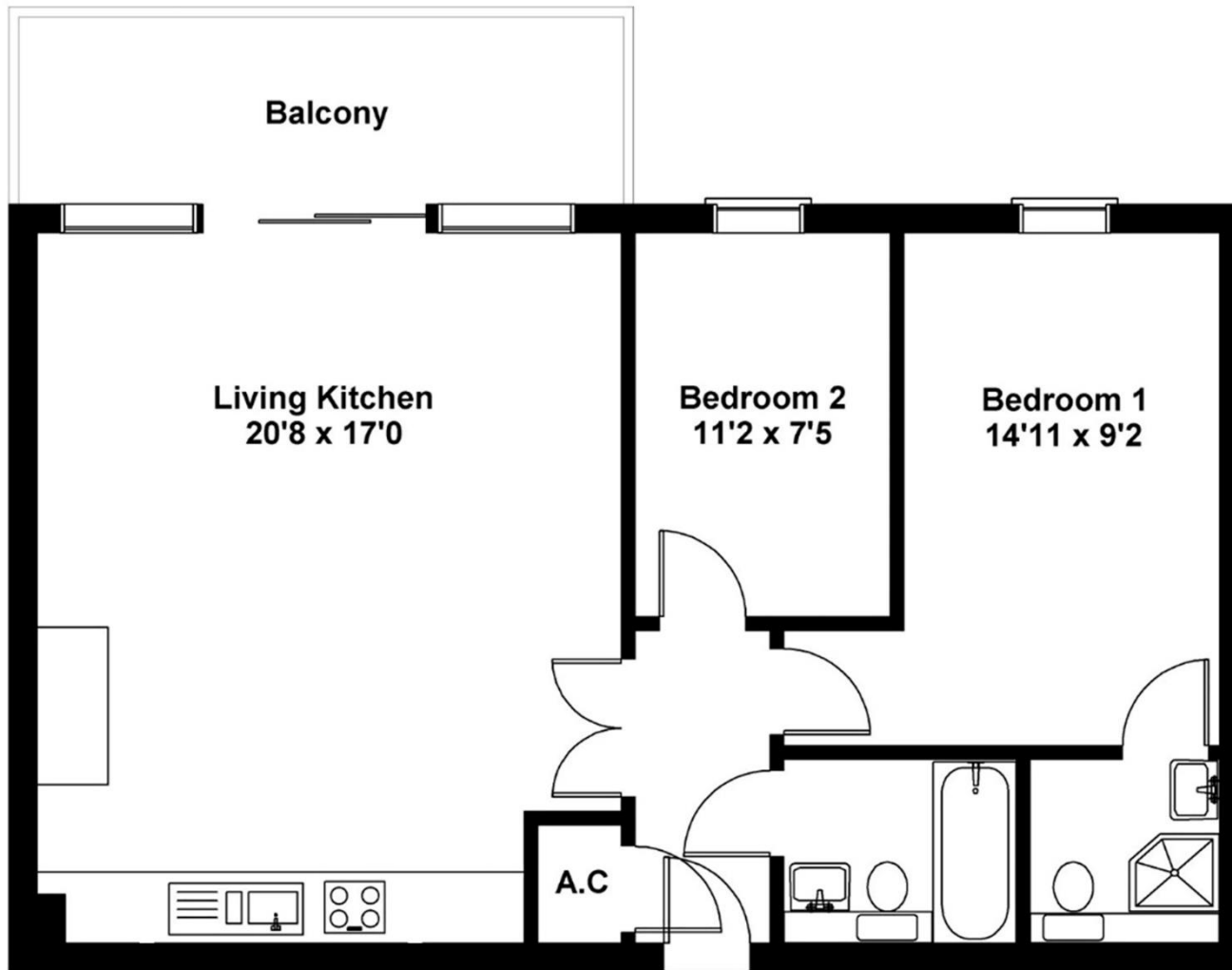
### DIRECTIONS

From the traffic lights in Ripponden, take the Oldham Road and Riverview can be found on the left hand side, above the Co-Operative store. The apartment is accessed via the door to the left hand side of the building.





Approximate gross internal area 711 sq ft



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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.