







3 MAKING PLACE HALL

SOYLAND | HX6 4NZ

This stunning ground floor apartment, having been converted from the outbuildings belonging to an old worsted mill, which also saw life as a Victorian school, is located in a quiet position in the sought after hamlet of Soyland

This immaculately presented and spacious home has large windows affording plentiful natural light and the well-planned accommodation provides an open plan living room / kitchen, two DOUBLE bedrooms and two recently update shower rooms.

Outside is a fully enclosed patio garden bordered by a stone wall and there are two dedicated parking spaces in the large gated car park.



ACCOMMODATION

Living Room / Kitchen / Dining Room

Inner Hallway

Bedroom 1

En-Suite Shower Room

Bedroom 2

Shower Room

COUNCIL TAX

D

EPC RATING

C

INTERNAL

The property is accessed directly from the garden via French doors.

The spacious living room has tall windows maximising the light. The kitchen area houses quality sleek base and wall units with timber effect work surfaces and is equipped with an electric oven, four-ring gas hob with extractor canopy over. Integrated appliances include a new dishwasher, microwave, fridge and freezer.

The generous inner hallway connects the living accommodation to the bedrooms and houses a useful coat hanging space as well as a large utility cupboard which is plumbed for a washing machine and has space for a dryer. An external door leads to the communal hallway where post is delivered.

Both double bedrooms have fitted wardrobes and bedroom 1 benefits from an en-suite shower room housing a three-piece suite comprising a recently updated double shower cubicle with sliding door, WC and pedestal wash basin. The accommodation is completed with a shower room equipped with shower cubicle, WC and pedestal wash basin.

EXTERNAL

To the front of the property is a fully enclosed low-maintenance patio garden, ideal for al fresco dining. There is a large gated car park providing two dedicated parking spaces.

LOCATION

Making Place Hall is located in Soyland on the hillside above Ripponden and is within a mile of the excellent village amenities including schools, health centre, dental practice, veterinary surgery, shops, restaurants and pubs. There is a regular bus service and the M62 (J22) 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

All mains services. Gas central heating, boiler located in kitchen. New UPVC windows.

TENURE & FEES

Leasehold with remainder of 999-year lease from 2005.

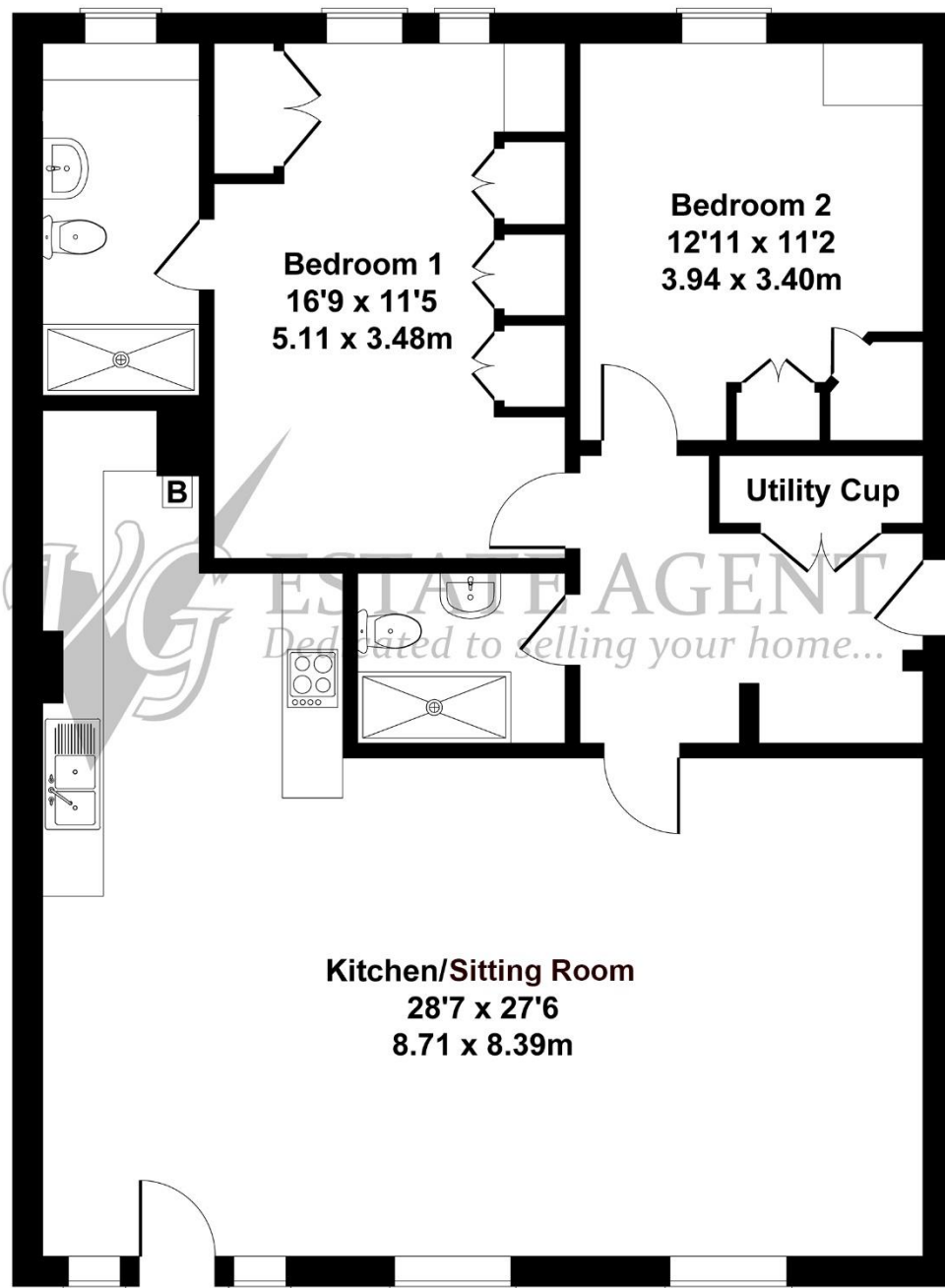
Maintenance Fees £70pcm.

DIRECTIONS

From Ripponden turn up by the Ripponden Club into Royd Lane and take the first turn right into Stoney Lane. Proceed uphill, through Soyland and Making Place Hall is on the left hand side, turn into the first entrance and the gated car-park is directly in front.



Approximate Gross Internal Area
1130 sq ft - 105 sq m





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