







11 RISHWORTH MILL

RISHWORTH | HX6 4RY

An immaculately presented and deceptively spacious ground floor apartment situated in a quiet location to the rear of this popular converted mill with views over adjacent fields.

The property includes a spacious hallway with large storage cupboard, generously proportioned living room with huge window and high ceilings, a fitted breakfast kitchen and three-piece bathroom. To the first floor is a huge double mezzanine bedroom and a study/dressing room.

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

Kitchen
Sitting Room
Bathroom
Storeroom

FIRST FLOOR

Bedroom
Study Area

COUNCIL TAX

B

EPC RATING

N/A

INTERNAL

The property is entered into a bright hallway with staircase to the first floor and large storage cupboard.

The living room features a huge window with private outlook and provides generous space for both sitting and dining areas.

The kitchen is fitted with a range of base and wall units with complementary worktops and is equipped with a 1½ bowl stainless steel sink, electric oven with halogen hob over, with plumbing for a washing machine and space for a fridge freezer.

To the first floor is a large double mezzanine bedroom and a separate study / dressing area on the landing

The accommodation is completed by a three-piece bathroom located on the ground floor, comprising bath with shower over, WC and pedestal wash basin.

COMMUNAL FACILITIES

Gym, laundry room and library.

EXTERNAL

Plentiful communal parking for both residents and visitors. Communal gardens with picnic areas and footpaths which lead 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 the nearby towns of Sowerby Bridge and Littleborough.

SERVICES

Mains electricity and water. Heating provided by new economic electric radiators. Satellite / Sky TV provision to all apartments. Telephone entry system which can be connected via mobile phone.

TENURE & FEES

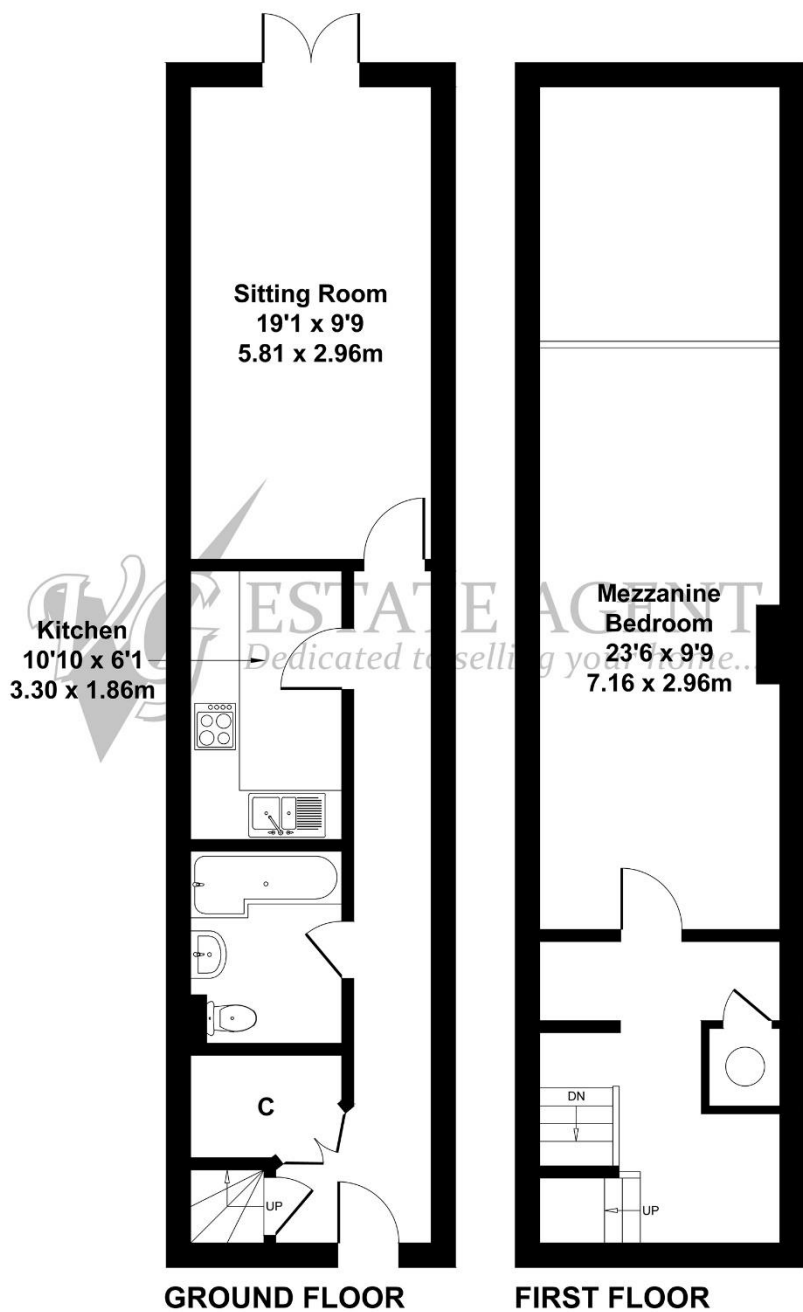
Leasehold with the residue of 999 years from 1st January 1995. Monthly maintenance charge is £150 and Ground Rent £50 pa.

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. 11 is best from the right-hand side of the mill.



Approximate Gross Internal Area
907 sq ft - 84 sq m





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