





21 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

This beautifully presented apartment is located on the first floor of this popular converted mill and benefits from lift access. Located alongside the River Ryburn the property is ideally situated just a short stroll from the centre of the village and close to many delightful countryside walks.

The open plan living accommodation includes a stunning fitted kitchen (by Ryburn Valley Furniture) which is open through to the open-plan living room, two double bedrooms and a recently installed three-piece shower room.

Outside there is parking and a communal garden area located to the rear of the mill.



ACCOMMODATION

Entrance Hall
Living Room
Kitchen Area
Bedroom 1
Bedroom 2
Shower Room

COUNCIL TAX

C

EPC RATING

D

INTERIOR

The apartment is entered into a spacious entrance hall which provides access to all rooms and benefits from a useful storage cupboard.

The open plan living room includes a stunning kitchen, designed and fitted by Ryburn Valley Furniture and houses a range of Shaker-style base and wall units with granite worktops incorporating an undermounted Butler sink, electric oven with four-ring induction hob and extractor fan over. Integrated appliances include a fridge, freezer, microwave and washer. The spacious living room features French doors with Juliet balcony, as well as two large windows flooding the room with natural light and affording views over the adjacent river and woodland.

There are two well-proportioned double bedrooms, both of which have built-in wardrobes and are complemented by a recently installed shower room that houses a walk-in shower cubicle with dual shower heads, concealed cistern WC and wash basin housed in a vanity unit.

EXTERNAL

There is resident's permit parking outside the mill, and a communal garden area located to the rear.

LOCATION

Excelsior Mill is located close to the centre of Ripponden within walking distance of local amenities including a health centre with pharmacy, dental practice and a selection of shops, pubs and restaurants.

The M62 (J22) is within 10 minutes' drive allowing speedy access to the motorway network, and there are mainline railway stations at nearby Sowerby Bridge and Littleborough providing access to Leeds, Manchester and beyond.

SERVICES

Electric heating with recently installed electric heaters complemented by UPVC double glazed windows. Mains electric and water with new electric water heater.

TENURE & SERVICE CHARGES

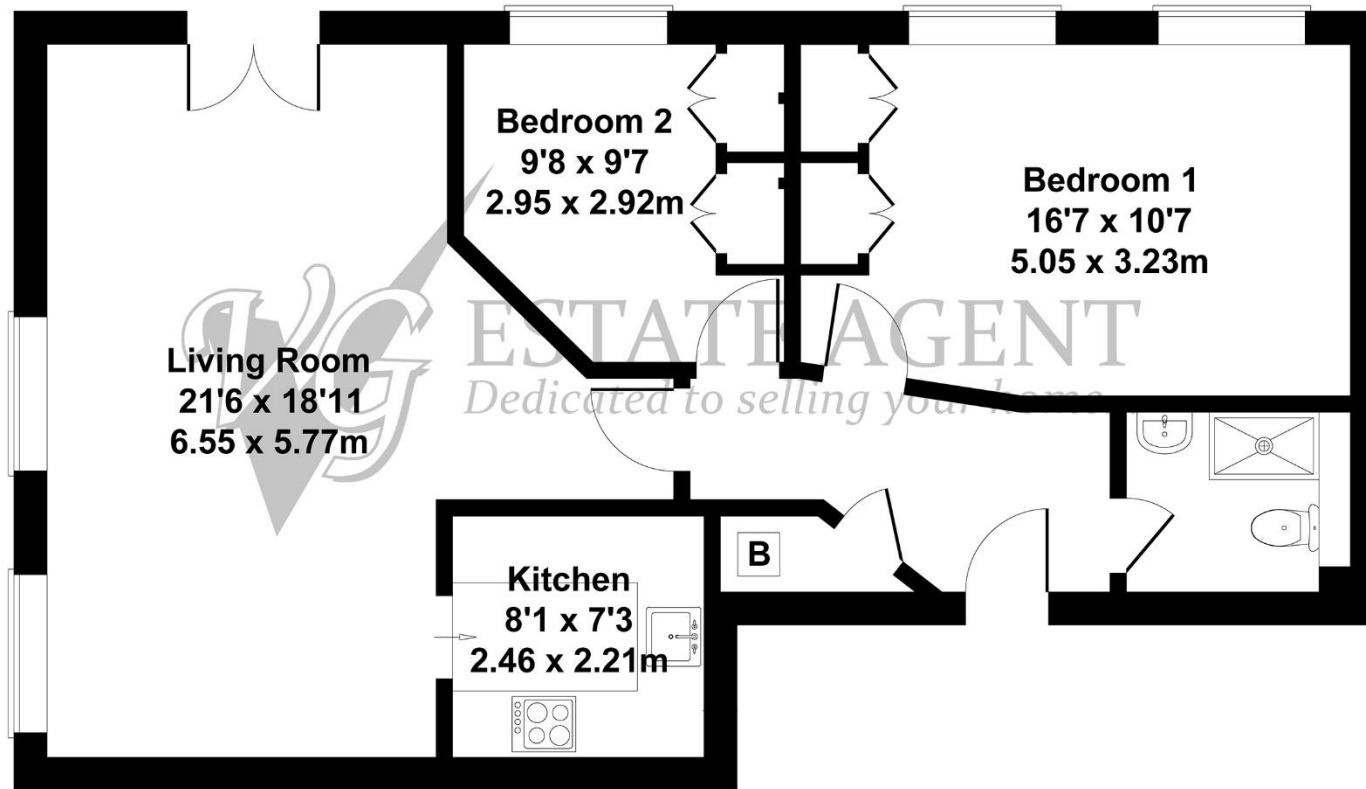
Leasehold with a residue of 999 years from May 2001. Annual ground rent is £50 and the monthly service charge is £178. In addition there is an annual sink fund payment of £100.

DIRECTIONS

From the centre of Ripponden take Oldham Road, continue past The Silk Mill pub and take the left-hand turn into Stepping Stones. Excelsior Mill can be found at the bottom of the lane on the right-hand side.



Approximate Gross Internal Area
748 sq ft - 69 sq m



IMPORTANT NOTICE

MONEY LAUNDERING REGULATIONS