







8 MAKING PLACE HALL

SOYLAND | HX6 4NZ

Created from the outbuildings of a former worsted mill, this well-presented first floor duplex apartment offers spacious living in the sought after picturesque hillside hamlet of Soyland.

The living accommodation features floor to ceiling windows which flood the open plan living dining kitchen with natural light and enjoy far-reaching views.

Outside, there is gated off road parking for two cars and a communal garden.



FIRST FLOOR

Entrance Hall

Cloakroom

Living Dining Kitchen

SECOND FLOOR

Bedroom 1

Bedroom 2

En-Suite Shower Room

Bathroom

COUNCIL TAX

E

EPC RATING

C

INTERNAL

The property is accessed from the communal first floor landing into the entrance hall with staircase rising to the upper floor, useful understairs cupboard with plumbing for a washer, and a cloakroom housing a two-piece suite comprising WC and pedestal wash hand basin.

The spacious open plan living dining kitchen features a floor to ceiling window and French doors with Juliet balcony, flooding the space with natural light.

The kitchen houses fitted units and is equipped with an integrated oven, microwave, four-ring gas hob with filter canopy above, and dishwasher.

On the upper floor the landing and both double bedrooms feature exposed beams and trusses. The bedrooms have Velux windows. The accommodation is completed by a three-piece en-suite shower room comprising shower cubicle, wash hand basin and WC, and a three-piece bathroom comprising bath, pedestal wash hand basin and WC.

EXTERNAL

Entrance to Making Place Hall is via a security gate to the parking area, where there are two allocated spaces for the apartment. There is also a communal car wash area. There is a communal garden, which includes a barbecue area.

LOCATION

Soyland is located on the hillside just above Ripponden within one mile of the excellent village amenities of Ripponden, including schools, a health centre and a selection of shops, pubs and restaurants. A popular village pub is within ½ a mile walk.

There is a regular bus service and mainline railway stations in nearby Sowerby Bridge and Littleborough. The M62 (J22) is within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. Double glazing. Gas central heating.

TENURE & FEES

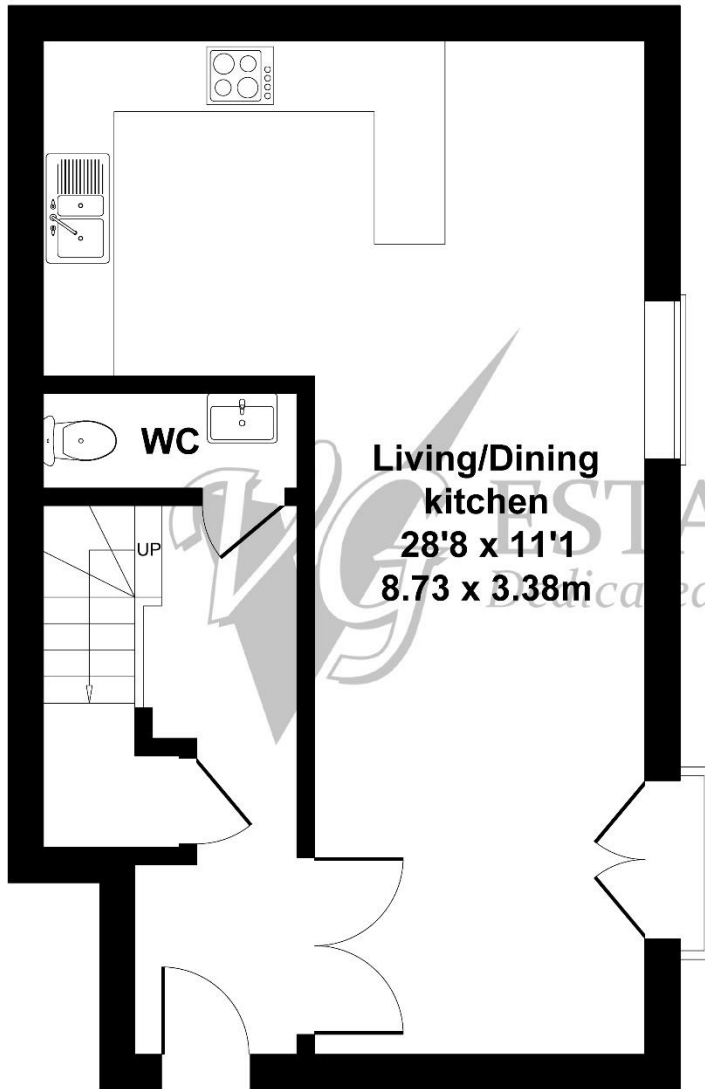
Leasehold. Remainder of 999-year lease from 1st January 2004. Management fees are £70 pcm.

DIRECTIONS

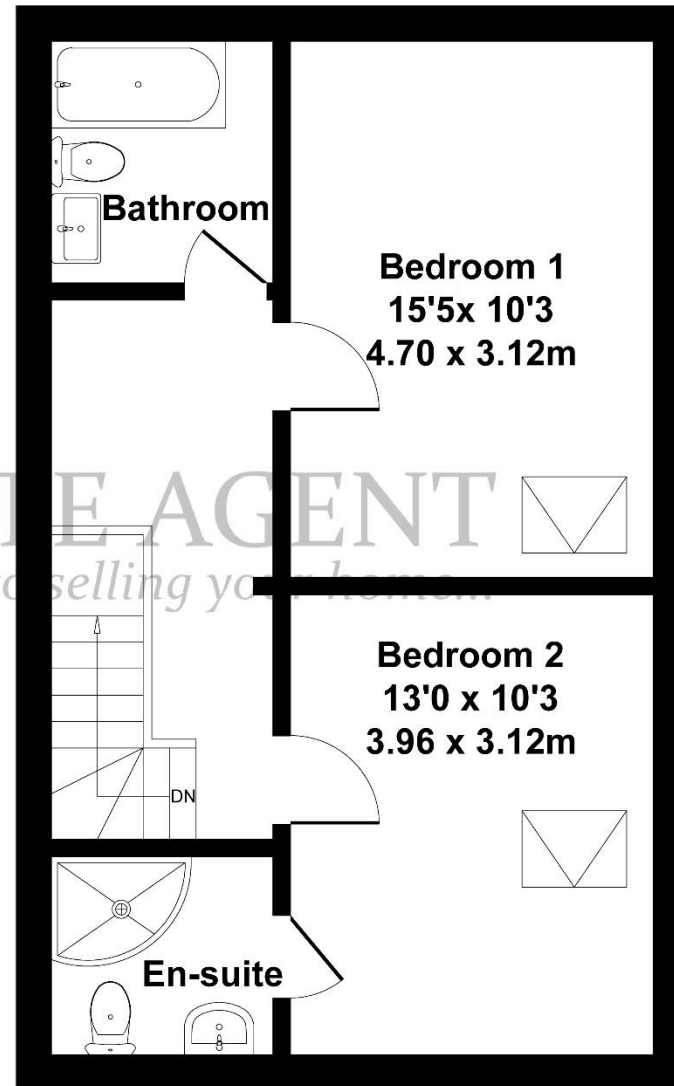
From Ripponden, turn left after the Conservative Club into Royd Lane and take the first right into Stoney Lane. Proceed uphill, through Soyland town and Making Place Hall can be found on the left-hand side. Turn into the first entrance and the car park



Approximate Gross Internal Area
959 sq ft - 89 sq m



GROUND FLOOR



FIRST FLOOR



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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.