







6 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

This riverside corner apartment is located on the ground floor of this popular converted mill and benefits from its own private door.

The apartment hints at its industrial heritage with features such as the large mill windows and exposed stonework.

The open plan living accommodation includes a superb fitted kitchen which is open through to the open-plan living room, three bedrooms, one benefitting from an en-suite, and a stylish three-piece bathroom.

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



GROUND FLOOR

Entrance Hall
Living Room
Breakfast Kitchen Area
Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
Bathroom

COUNCIL TAX

D

EPC RATING

E

INTERIOR

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

The open plan living room includes a smart fitted kitchen with large island unit including a breakfast bar. The kitchen is equipped with an undermounted sink, electric oven, combination oven, four-ring induction hob with filter hood above, integrated fridge freezer, under-counter fridge and dishwasher. The spacious living area features an exposed stone wall with two windows overlooking the river and woodland opposite, and a fitted media unit to one wall.

There are three well-proportioned bedrooms, with the main bedroom benefiting from a three-piece en-suite shower room. The main bedroom has a fitted cupboard with plumbing for a washer and space for a dryer. The accommodation is completed by a stylish bathroom comprising bath, WC and wash basin mounted 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 village bakery, a health centre with pharmacy, dental practice and a selection of shops, cafes and pubs.

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

Mains electric and water. Electric heating complemented by UPVC double glazed windows.

TENURE & SERVICE CHARGES

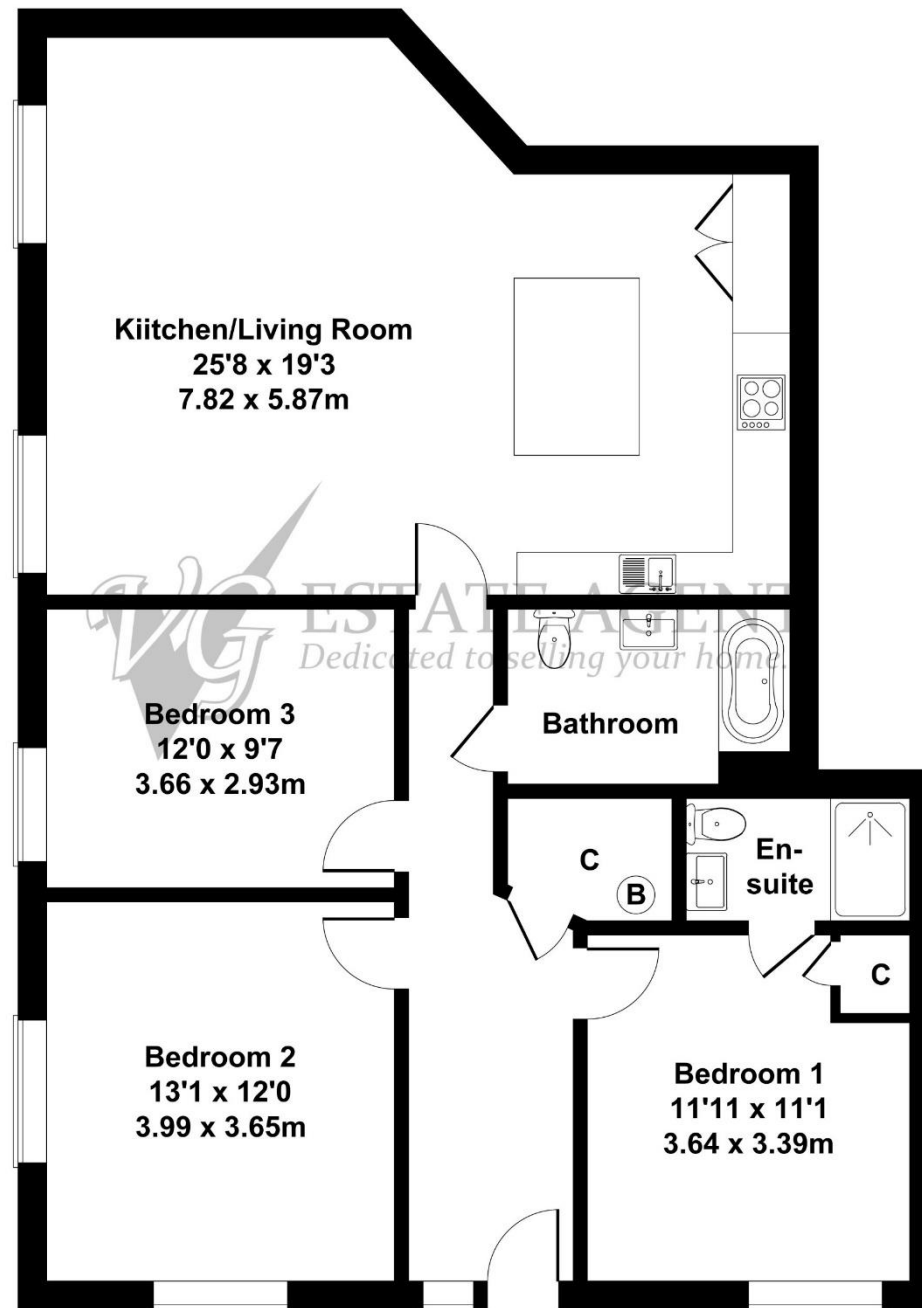
Leasehold with a residue of 999 years from May 2001. Annual ground rent is £50 and the monthly service charge is £178. In addition there is an annual sinking fund payment of £100.

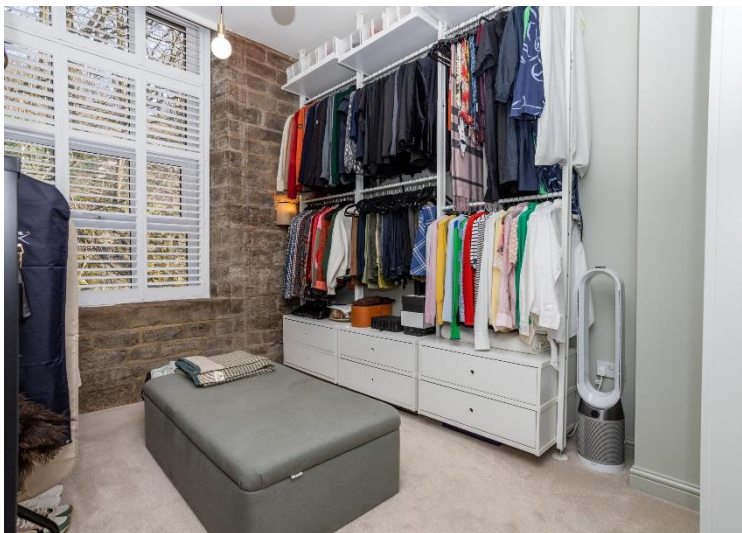
DIRECTIONS

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. The entrance to No.6 is the door to the left hand side of the main mill entrance.



Approximate Gross Internal Area
1119 sq ft - 104 sq m





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