





1 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

This ground floor apartment benefits from its own front door and provides spacious accommodation featuring high ceilings and exposed stone walls.

The living room has a huge floor to ceiling window creating a light and airy space and an open archway leads through to the kitchen.

There are two double bedrooms complemented by a three-piece bathroom and an en-suite shower.

There is off road parking and a communal garden.



ACCOMMODATION

Living Room
Kitchen
Bedroom 1
En-suite Shower
Bedroom 2
Bathroom

COUNCIL TAX

C

EPC RATING

D

INTERNAL NOTES

The accommodation comprises a spacious living room with space for dining and seating and an open archway accesses the kitchen.

The kitchen is fitted with a range of Shaker style units with complementary worktop housing a 1½ bowl sink. Integrated appliances include an electric oven with four-ring electric hob and extractor canopy over, fridge-freezer and there is plumbing for a washing machine.

The two double bedrooms are complemented by a three-piece bathroom housing a bath, WC and pedestal wash hand basin and an en-suite shower with corner shower cubicle, WC and pedestal wash hand basin.

EXTERNAL

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

LOCATION

Excelsior Mill is situated in the heart of the delightful village of Ripponden, which has excellent amenities to include a variety of shops, health centre, dentist, restaurants and pubs.

The M62 is within a few minutes' drive allowing speedy access to the motorway network. Sowerby Bridge is only 3 miles away and has a mainline railway station with regular service to both Leeds and Manchester.

SERVICES

Updated electric radiators. Mains electricity and water.

TENURE

Leasehold with remainder of 999-year lease from May 2001.

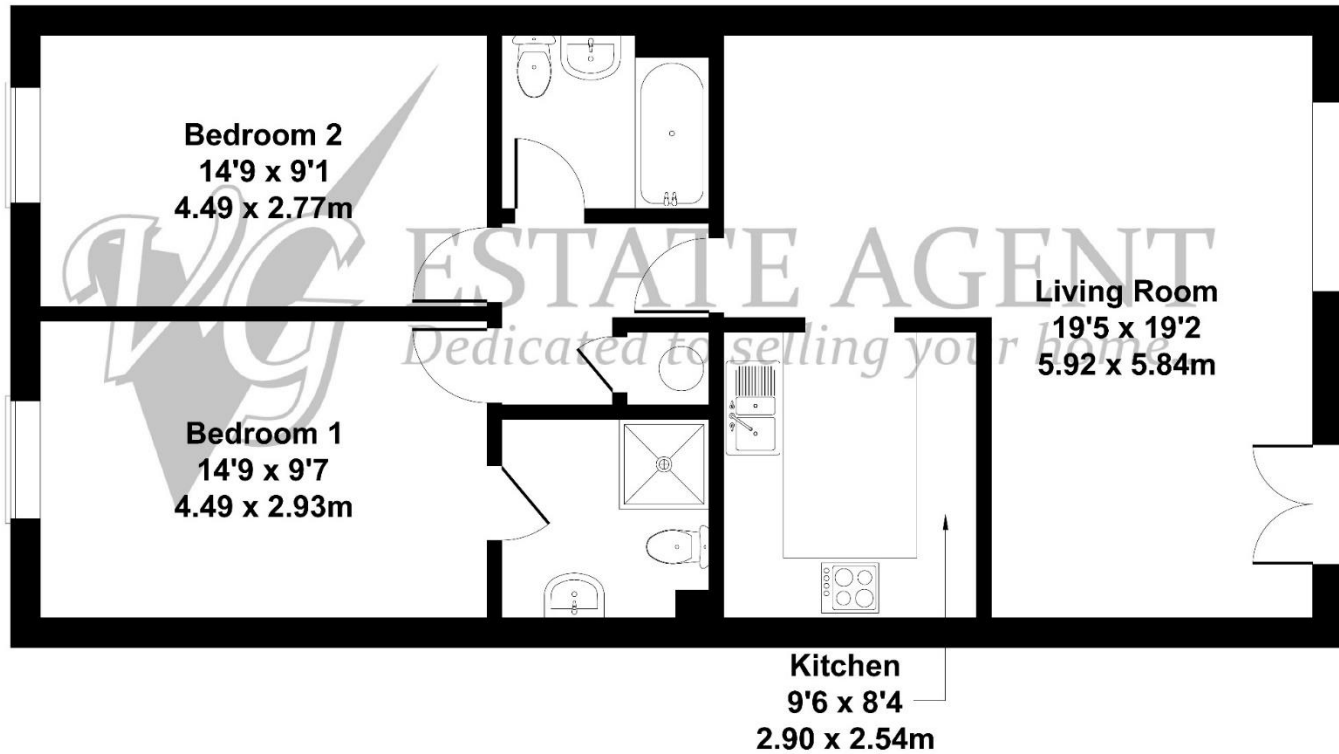
Maintenance charge £177 per month. Ground rent £50 pa. Annual reserve fund is £100 pa.

DIRECTIONS

From Ripponden proceed along Oldham Road. Continue past The Silk Mill pub on the left-hand side, then turn left into Stepping Stones. Follow the road downhill and park in the car park. Number 1 is located at the front of the mill and approached via the paved terrace to the right of the main entrance.



Approximate Gross Internal Area
805 sq ft - 75 sq m



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