







87 RISHWORTH MILL

RISHWORTH | HX6 4RZ

This beautiful penthouse apartment boasts generously proportioned accommodation with more than 1,500 sq.ft of living space and enjoys a peaceful position to the front of Rishworth Mill with fabulous far-reaching views.

The property offers flexible and immaculately presented accommodation providing two bedrooms, a spacious sitting room, dining room, kitchen, an occasional bedroom / dressing room, a large house bathroom and en-suite shower room.

Rishworth Mill has a communal gym and laundry on site as well as dedicated parking and there is direct access to countryside walks direct from the grounds.

The property benefits from NO UPWARD CHAIN



ACCOMMODATION

Entrance Hall
Dining Room
Sitting Room
Kitchen
Bedroom 1
En-suite Shower Room
Bedroom 2
Occasional Bedroom / Dressing Room / Study
Family Bathroom

COUNCIL TAX

D

EPC RATING

N/A

INTERNAL

The property is entered from the communal landing into a very spacious entrance hall.

There are two spacious reception rooms; a dining room which is open through to the sunny sitting room that features a window affording far-reaching views.

The kitchen is fitted with a range of modern gloss base and wall units with Neff appliances including double oven, induction hob and integral dishwasher, fridge, freezer and washing machine.

Bedroom 1 benefits from a range of built-in wardrobes and enjoys lovely far-reaching views. There is an en-suite shower room housing a shower cubicle, WC and pedestal wash basin. Bedroom 2 also includes a range of fitted wardrobes and there is an occasional bedroom/dressing room housing wardrobes with sliding doors.

The main bathroom is particularly spacious and houses a corner bath, WC and pedestal wash basin as well as a cupboard housing the hot water tank.

EXTERNAL

Rishworth Mill amenities include CCTV parking, a laundry room, library, private gym and communal gardens.

LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside yet ideally located only a few minutes' drive from the M62 (J22), allowing speedy access for commuters to the motorway network. There are good local amenities including pubs, restaurants and reputable private and public schools. The nearby village of Ripponden is within walking distance and amenities include a doctor's surgery, dental practice, post office and a selection of shops, pubs and restaurants. There is a regular bus service nearby and mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

Mains electric, water and sewerage. Economy 7 Storage heaters.

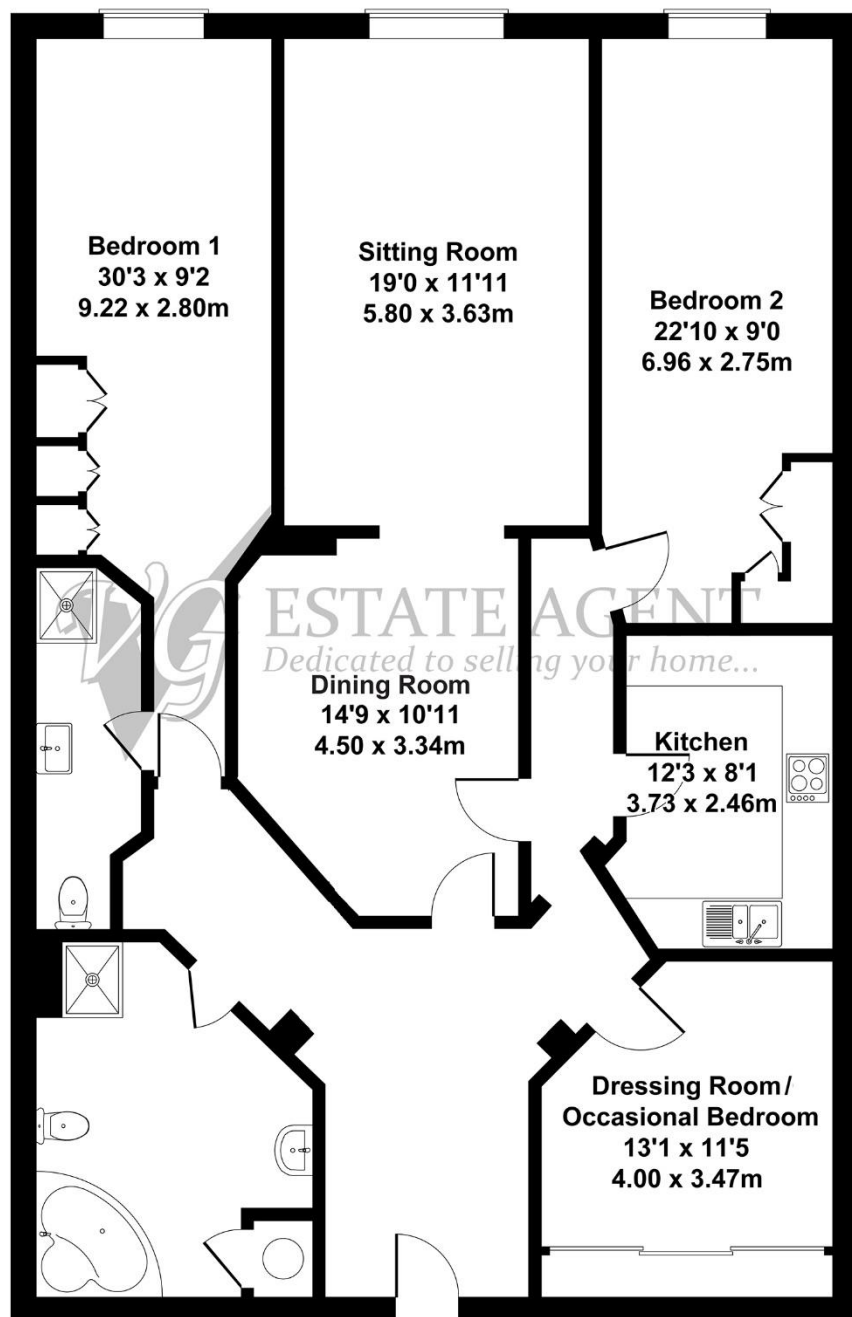
TENURE Leasehold with a monthly maintenance charge of £175 and annual ground rent of £50.

DIRECTIONS

From Ripponden take the A672 Oldham Road towards Rishworth. Continue past Rishworth School on the right and after 1/4 mile turn left into Rishworth Mill Lane, just before Heathfield Prep School. Rishworth Mill is at the end of the lane, and number 87 is located in the main building, entered via the front door where there is lift access to the third floor.



Approximate Gross Internal Area
1528 sq ft - 142 sq m





119a Halifax Road, Ripponden HX6 4DA
 Tel: 01422 822277 Mobile: 07787
 521045
 E-mail: ripponden@houses.vg
www.houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

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.