







# 55 SILK MILL CHASE

RIPPONDEN | HX6 4BY

A rare opportunity to purchase a ground floor apartment within the quiet residential development of Silk Mill Chase.

The well-presented spacious accommodation includes a living room, fitted breakfast kitchen and two double bedrooms complemented by a three-piece en-suite shower room and three-piece bathroom.

The property enjoys a central location in the village of Ripponden with allocated off road parking and additional visitor parking.



## ACCOMMODATION

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

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The property is accessed from the communal hallway into an entrance hall with useful storage cupboard.

The fitted kitchen is equipped with an electric oven with four-ring gas hob and filter canopy above, plumbing for a dishwasher and washer, and space for a fridge / freezer. There is room for a breakfast table in the kitchen. The kitchen is open through into the spacious living room which benefits from dual aspect windows.

The master bedroom has an adjoining en-suite comprising shower cubicle, basin and WC.

Bedroom 2 is also a good-sized double bedroom. The adjacent bathroom houses a bath with shower over and glass shower screen, pedestal wash basin and low-flush WC.

### EXTERNAL

The apartment has an allocated parking space and additional visitor parking.

### LOCATION

Silk Mill Chase is within easy walking distance of all local amenities in Ripponden, which include a school, health centre, dental practice and a selection of shops, pubs and restaurants. The M62 is within 3 miles, providing excellent commuter links, and there is a mainline railway station with direct lines to Manchester and Leeds in nearby Sowerby Bridge, just 10 minutes' drive away.

### SERVICES

All mains services. Gas central heating with boiler located in the kitchen. UPVC double glazing.

### TENURE & SERVICE CHARGES

Leasehold, 999 years from 01.01.2006.

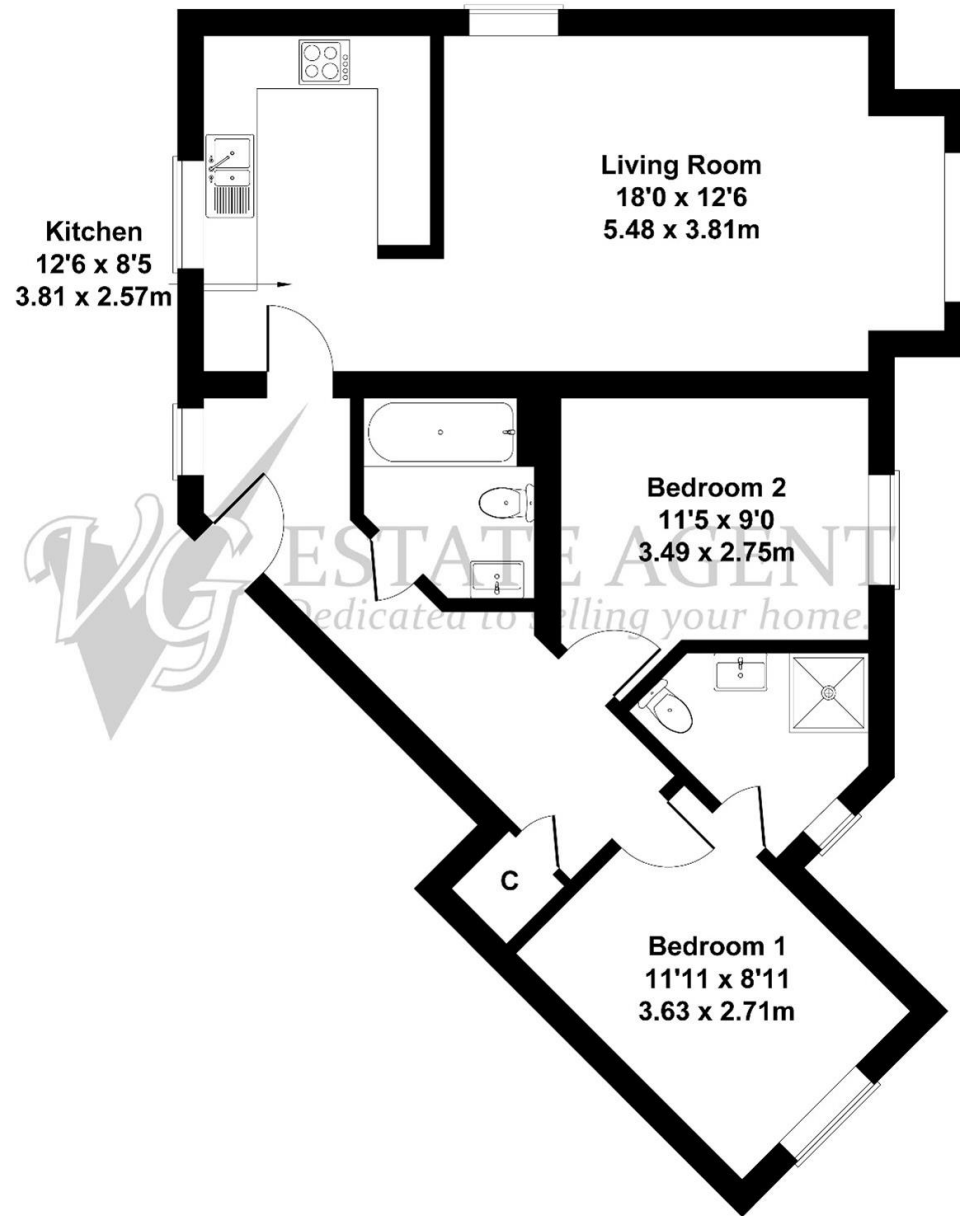
Quarterly maintenance charge £302 and ground rent £150 p.a.

### DIRECTIONS

From the centre of Ripponden proceed along Oldham Road and turn right into Silk Mill Chase opposite the Silk Mill Pub on the left-hand side. Follow the road round to the right and the car park for No.55 is the next one on the left-hand side.



Approximate Gross Internal Area  
807 sq ft - 75 sq m



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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.