



RESIDENTIAL

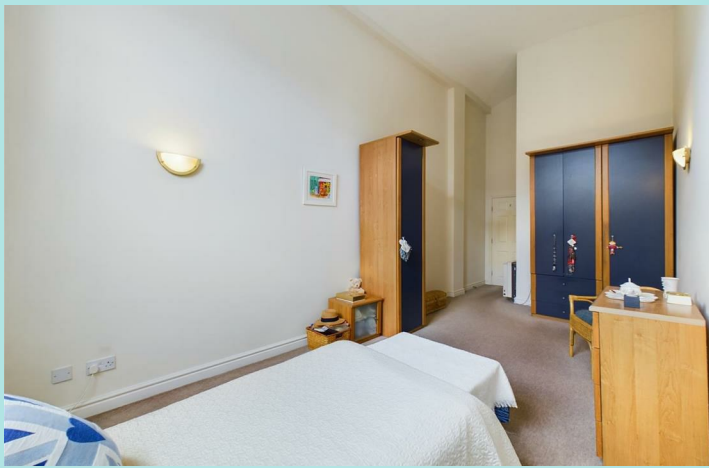


## 63 Rishworth Mill Lane

Rishworth, Sowerby Bridge, HX6 4RZ

£170,000 Leasehold





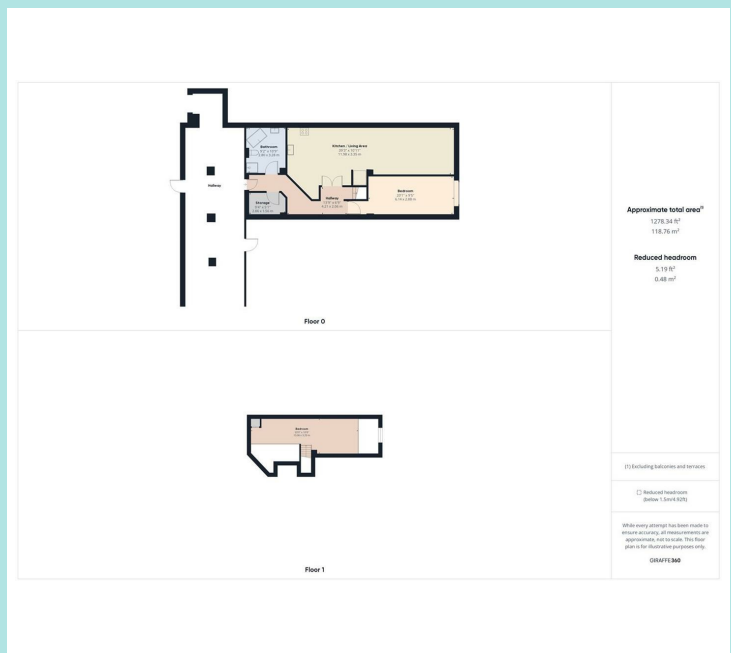
We are delighted to offer for sale this 2 bedroomed duplex apartment in the ever popular Rishworth Palace. Apartment 63 is on the second floor at the rear of the building and provides very generous sized accommodation with good sized rooms . The apartment has electric heating , a designated parking space , bathroom with separate shower cubicle and useful store room in the hallway.

### Location

Rishworth Palace is at the bottom of Rishworth Mill Lane in a delightful semi-rural setting surrounded by fields countryside and woodland creating an enviable living environment. Ripponden village its shops ,cafes, bars and restaurants are less than a five minute drive away . If you need access to the M62 then junction 22 is also only five minutes away making this an ideal location for those who commute.

### Accommodation

There is a main communal entrance with intercom system and then steps or lift to all floors. On the second floor there are post boxes and the entrance to Apartment 63 which has a good sized Hallway with walk in Storeroom . A large Lounge has a high level window and is open to the Dining Kitchen with a good range of units complementary tiling and built in cooker and hob. The Main Bedroom is a large double with a range of wardrobes included. The Bathroom has a corner bath, wc, basin and separate shower cubicle . A staircase then leads to the Mezzanine Second Large Bedroom which is open to and overlooks part of the Lounge. Storage cupboard with hot water tank. The apartment has one designated parking space. Also on the ground floor is a Residents Gym, Library and use of Laundry facilities.



Council tax band: B  
 EPC rating: B  
 Ground rent: £50 pa  
 Service charge: £1800 pa

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01484 711200



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