







# 17 SPINNERS HOLLOW

RIPPONDEN | HX6 4HY

Sharing an entrance with just one other property, this lower ground floor apartment enjoys a private location tucked away in the popular village development of Spinners Hollow.

Ideal for a professional couple, individual, or retirees looking for a quiet and low maintenance property the accommodation includes a reception room open through to the fitted kitchen, two good-sized bedrooms and a smart three-piece bathroom.

There is a delightful garden area accessed from the French doors in the living room and there is plentiful off-road parking and well-maintained resident's gardens along the riverbank.

The property benefits from NO UPWARD CHAIN



## ACCOMMODATION

Entrance Hall  
Inner Hallway  
Living Room  
Kitchen  
Bedroom 1  
Bedroom 2  
Bathroom

## COUNCIL TAX

C

## EPC RATING

C

### INTERNAL

From the shared entrance hall the apartment door opens into a hallway with door leading to the inner hallway.

The open plan living room enjoys views over the communal garden and patio doors open on to a pleasant garden area. The kitchen area houses painted 'Shaker-style' units with complementary worktops and is equipped with a 1½ bowl sink, electric oven, four-ring ceramic hob with filter canopy over and integrated appliances include a fridge, freezer, dishwasher and washer dryer.

There are two well-proportioned double bedrooms complemented by a smart three-piece bathroom housing a bath with shower over, WC and a pedestal wash basin.

### EXTERNAL

Spinners Hollow has ample parking for residents and communal riverside gardens. No.17 benefits from a private garden area to the rear of the building, accessed via French doors from the living room.

### LOCATION

Spinners Hollow enjoys a prime location in the centre of the village of Ripponden, within walking distance of all local amenities including a health centre, dental practice, church and a selection of shops, pubs and restaurants. For the outdoor enthusiast there is a large network of public footpaths and bridleways providing a wide choice of woodland, riverside and reservoir walks.

The M62 motorway (J22) is within 10 minutes' drive, there are local bus services and mainline railway stations at nearby Sowerby Bridge and Littleborough with direct lines to Bradford, Leeds and Manchester.

### SERVICES

Mains electric, water and drainage. Economy 7 electric storage heaters.

### TENURE & FEES

Leasehold. 150 year lease from June 2000.

Management fees and ground rent £122.52 pcm.

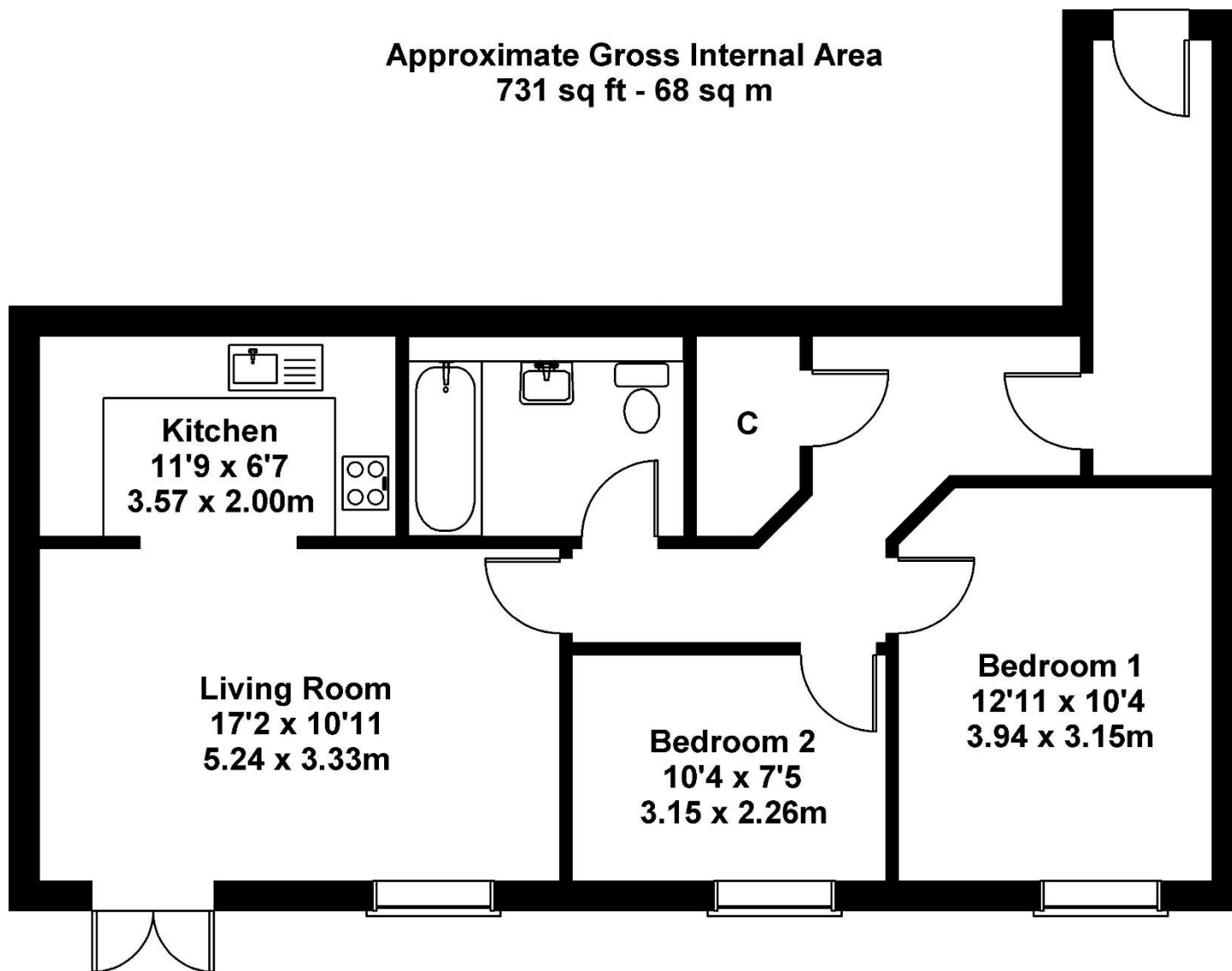
### DIRECTIONS

From the centre of Ripponden take the A672 Oldham Road towards Rishworth, passing the Co-op on the left hand side. Proceed out of the village and take the next left hand turn into Spinners Hollow. Take the right hand turn down the hill towards the lower car park, and No 17 is in the main block. Go down the steps next to the footbridge, turn left and press the buzzer for 17 at the door in the far corner.





**Approximate Gross Internal Area**  
**731 sq ft - 68 sq m**



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