



# 56 SILK MILL CHASE

RIPPONDEN | HX6 4 BU

Located within this quiet residential development of Silk Mill Chase this beautifully presented first floor apartment is ideal for the first time buyer, retiree or investment purchaser.

The deceptively spacious accommodation includes a living room open to a fitted 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 / Dining / Kitchen  
Bedroom 1  
En-suite Shower Room  
Bedroom 2  
Family Bathroom

COUNCIL TAX      EPC RATING

B      B

## INTERNAL

This immaculately presented apartment has recently had new carpets fitted throughout and offers spacious open plan living with a living / dining room open through to a kitchen with a window and French doors with Juliet balcony to the rear elevation.

The kitchen is fitted with smart timber base and wall units and is equipped with a four-ring gas hob, electric oven, integrated fridge and freezer plus plumbing for a washer/dryer. There is also a useful storage cupboard in the entrance hall.

The master bedroom has an adjoining en-suite comprising shower cubicle, basin and WC. Bedroom 2 is also a well-proportioned double bedroom. The adjacent bathroom houses a bath, pedestal wash basin and WC.

## EXTERNAL

Outside the apartment has an allocated parking space with 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.

There are local bus services and the M62 is within 5 miles, providing excellent commuter links, and there are mainline railway stations with direct lines to Manchester and Leeds in nearby Sowerby Bridge and Littleborough.

## SERVICES

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

## TENURE & SERVICE CHARGES

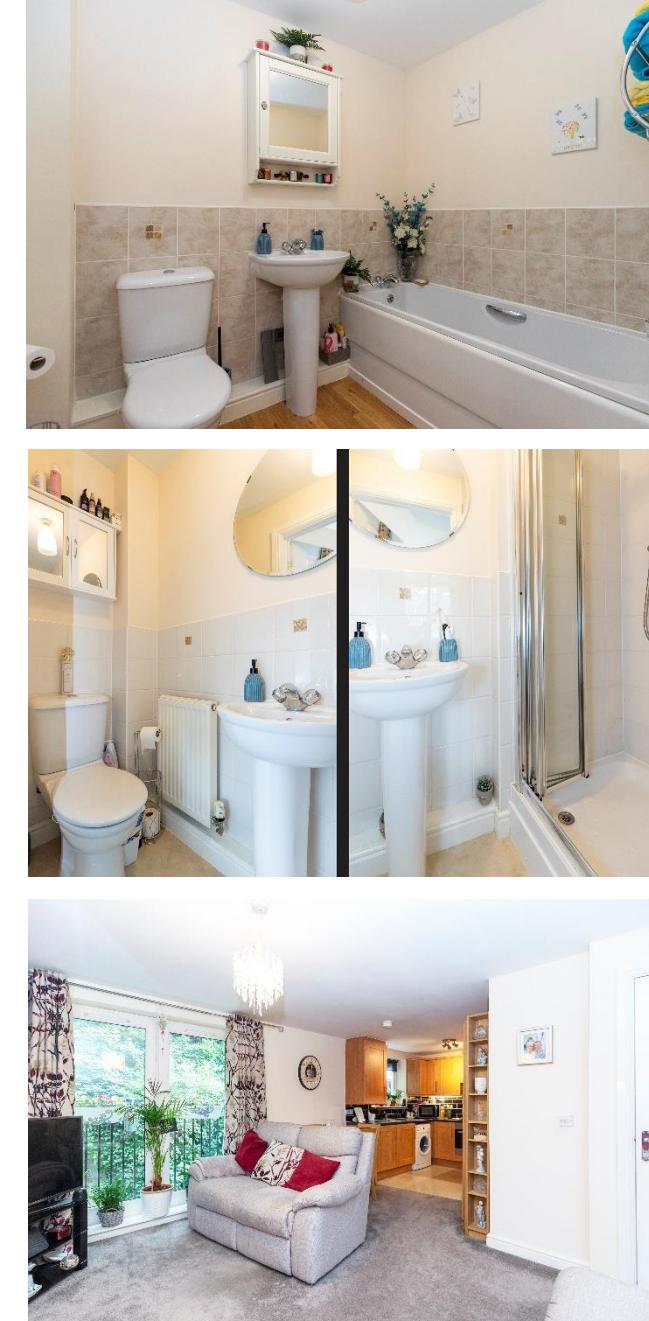
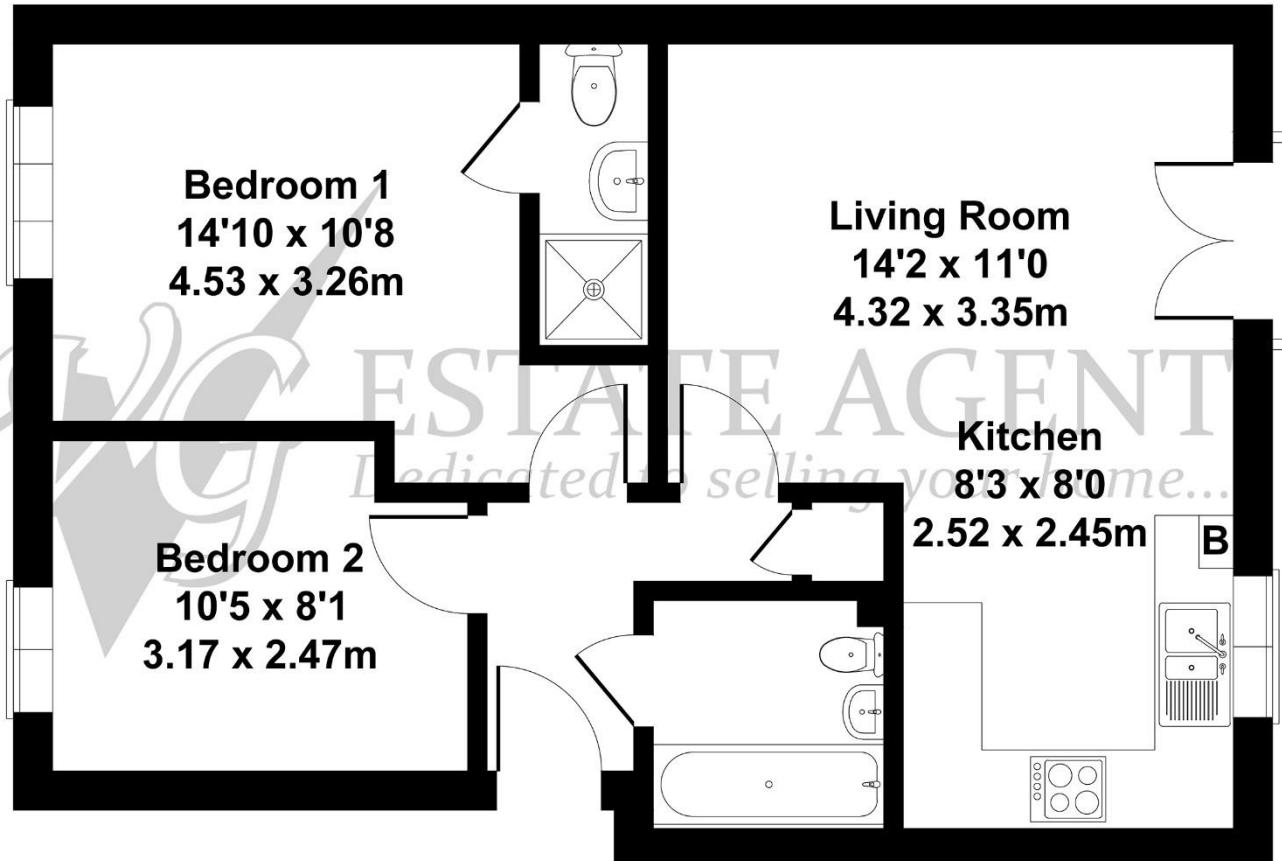
Leasehold, 999 years from 01.01.2006. Quarterly maintenance charge £362 and ground rent £160 p.a.

## 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 property can be found in the block ahead on the left hand side.



**Approximate Gross Internal Area**  
**560 sq ft - 52 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.