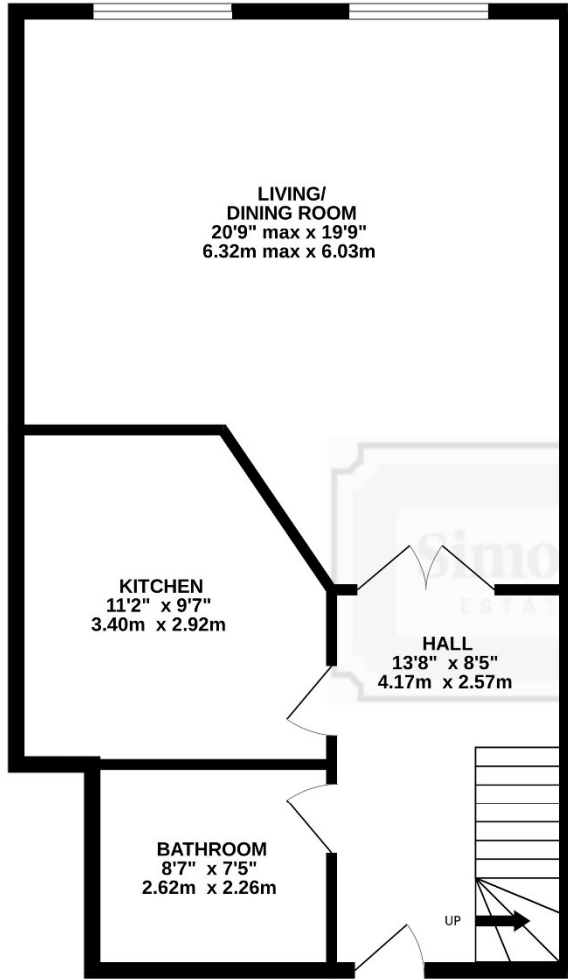




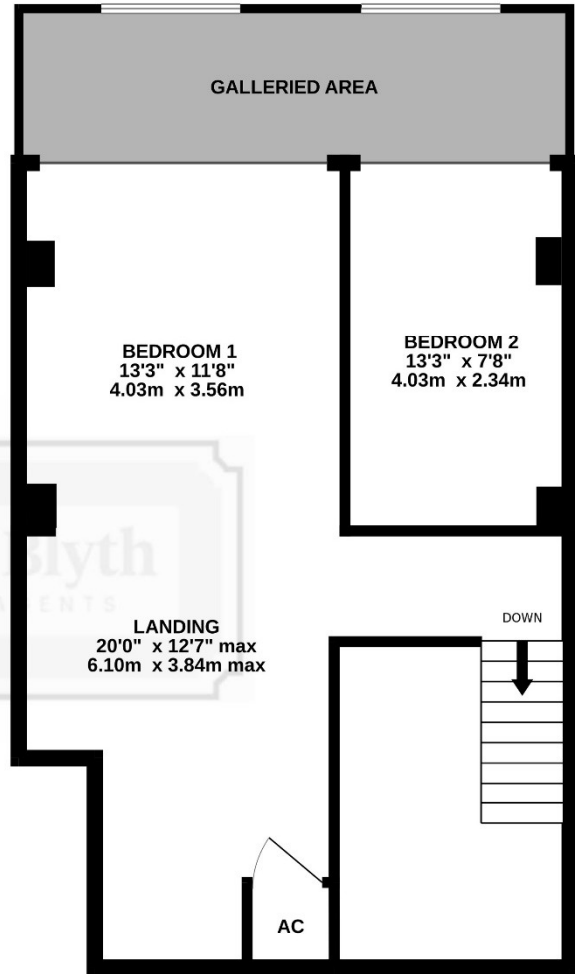
**Apartment 35 (First Floor) Rishworth Palace, Rishworth Mill Lane, Rishworth,  
HX6 4RY**

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GROUND FLOOR



1ST FLOOR



RISHWORTH PALACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a spacious first floor duplex apartment forming part of this imposing grade II listed stone built former cotton mill constructed circa 1860.

The mill occupies a semi-rural location bordering Booth Dean Clough, Butts Clough, an ideal location for country walks and close to Junction 22 of the M62.

The accommodation has electric heating, sealed unit double glazing and briefly comprises communal entrance hall with stairs or lift rising to the first floor and giving access to the following: - Galleried entrance hall, spacious living/dining room, kitchen and bathroom. First floor large galleried landing leading to two galleried bedrooms both with vaulted ceilings. Externally there are maintained communal grounds together with parking within the car park situated to the front and rear of the mill.

**Offers Around £180,000**

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## GROUND FLOOR

### COMMUNAL ENTRANCE

With stairs or lift rising to the first floor and giving access to the following: -

### ENTRANCE HALL

*Measurements – 13'8" x 8'5"*

This is galleried to the first floor and has a ceiling light point, wall light point, a composite panelled entrance door and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following: -



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## LIVING/DINING ROOM

*Measurements – 20'9" x 19'9" maximum*

As the dimensions indicate this is a particularly spacious reception room which is approached through twin timber panelled doors from the entrance hall and is overlooked by the galleried bedrooms. There are two large feature arched sealed unit double glazed windows which take advantage of views over surrounding countryside as well as providing ample natural light. There are two electric storage heaters, fitted shelving, book shelving, two ceiling light points, two wall light points and as the main focal point of the room a feature fireplace with timber surround, conglomerate marble inset together with an electric flame effect fire resting on a conglomerate marble hearth.



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## KITCHEN

*Measurements – 11'2" X 9'7"*

With inset ceiling spotlights and fitted with a range of white gloss base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and half bowl single drainer sink with mixer tap, four ring halogen hob with extractor hood over and electric oven beneath, under counter space for fridge, freezer, tumble drier and washing machine.



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## BATHROOM

*Measurements – 8'7" x 7'5"*

With inset ceiling spotlight, extractor fan, wall mounted electric fan heater, part tiled walls and fitted with a suite comprising corner panelled bath with electric shower fitting over, pedestal wash basin and low flush w.c.



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## FIRST FLOOR GALLERIED LANDING

Measurements- 20'0" x 12'7"

This has a vaulted ceiling, electric storage heater, two wall light points, cylinder cupboard and recessed storage area with fitted cloaks rail. From the landing access can be gained to an open plan master bedroom with adjacent second bedroom.

## BEDROOM ONE

Measurements- 13'3" x 11'8"

This is open plan to the landing and galleried overlooking the living room. There is a vaulted ceiling together with two wall light points.



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## BEDROOM TWO

*Measurements- 13'3" x 7'8"*

This is located adjacent to bedroom number one and is approached through a timber panelled door from the landing. There is a vaulted ceiling and with galleried area looking out over the living room. There is a slim line electric wall heater and two wall light points.



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## OUTSIDE

### PARKING

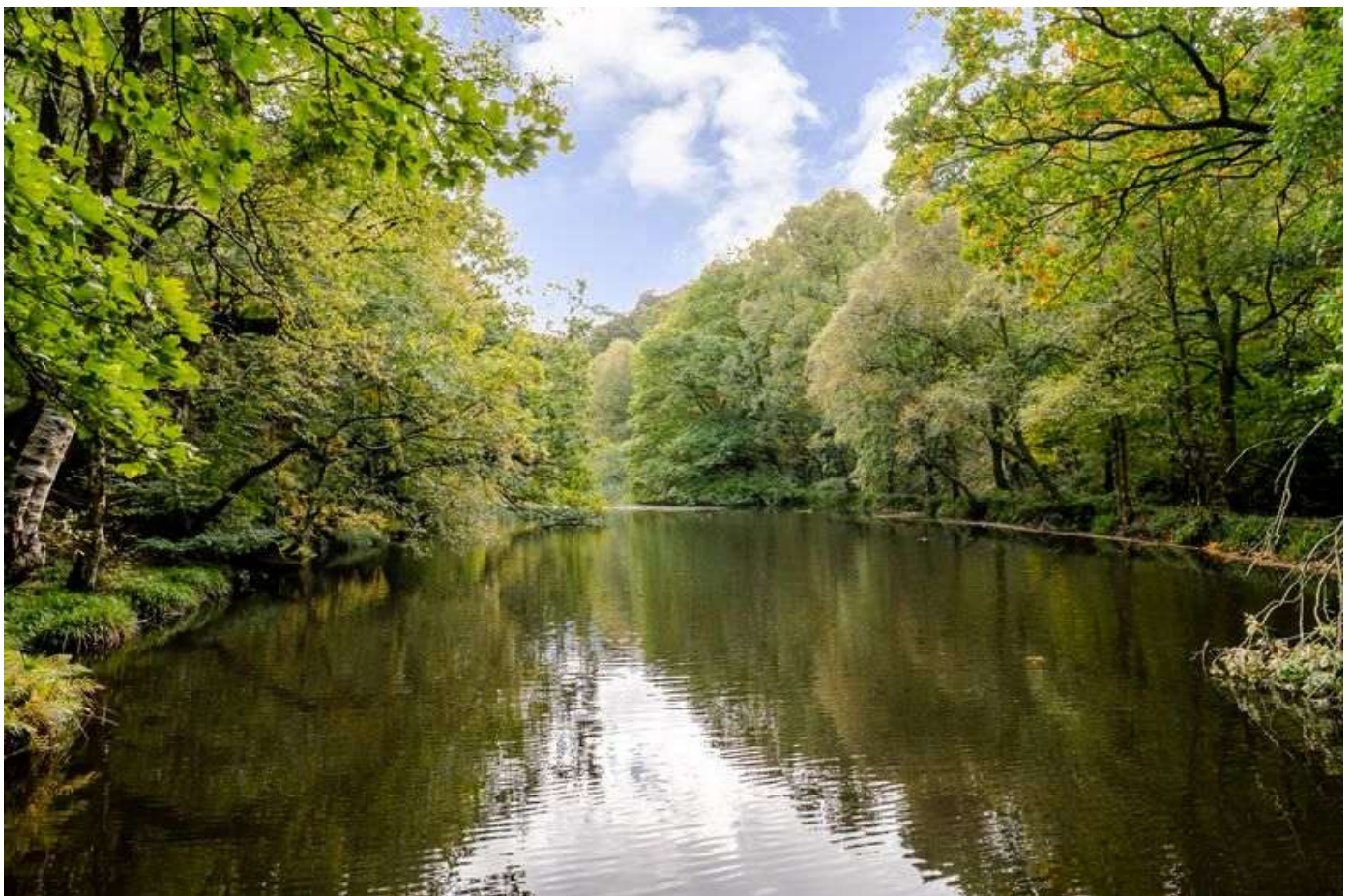
There is parking available to both front and rear of the mill with non-designated parking spaces.



### GARDENS AND GROUNDS

The property has gardens and grounds which are maintained under the service charge.





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## **ADDITIONAL INFORMATION**

Heating- The property has electric storage heaters

Glazing- The property is fitted with sealed unit double glazing

Tenure- Leasehold the remainder of a 999-year lease commencing the 5<sup>th</sup> November 1995 with an annual ground rent of £50

Service Charge- £175 per calendar month

Council Tax Band- B

Directions- Using satellite navigation enter the postcode HX6 4RY

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



### MAIN CONTACTS

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**E:** [huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

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