

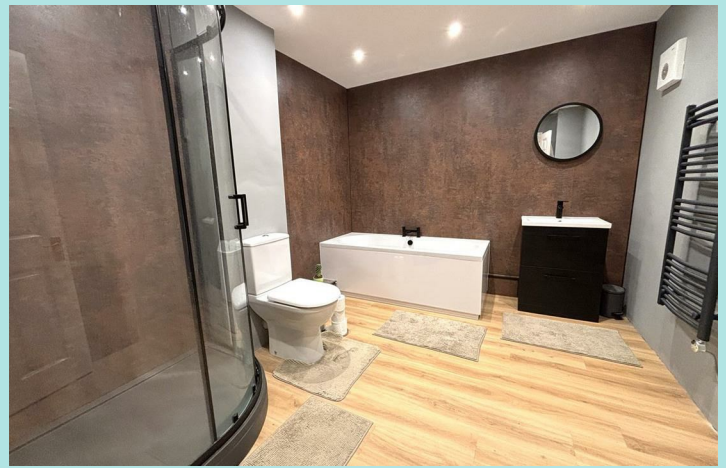


Apartment 63, Rishworth Mill, Rishworth Mill

Rishworth, HX6 4RZ

Offers Over £200,000 Leasehold





Situated in the much sought-after apartment block of Rishworth Mill, Apartment 63 is a beautifully presented, two-double bedroom, second floor apartment which has undergone extensive renovations by the current owners to include; a new bespoke Wren kitchen with quartz worktops, newly fitted bathroom suite, wooden windows, bespoke wooden flooring and carpets, new circuit board, new lighting, new water cylinder, radiators and cosmetic touches.

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 is a short drive away hosting a range of shops, cafes, and independent bars and restaurants. Easily accessible is the M62 motorway network with junction 22 only a short drive away making this an ideal location for those who commute.

Accommodation

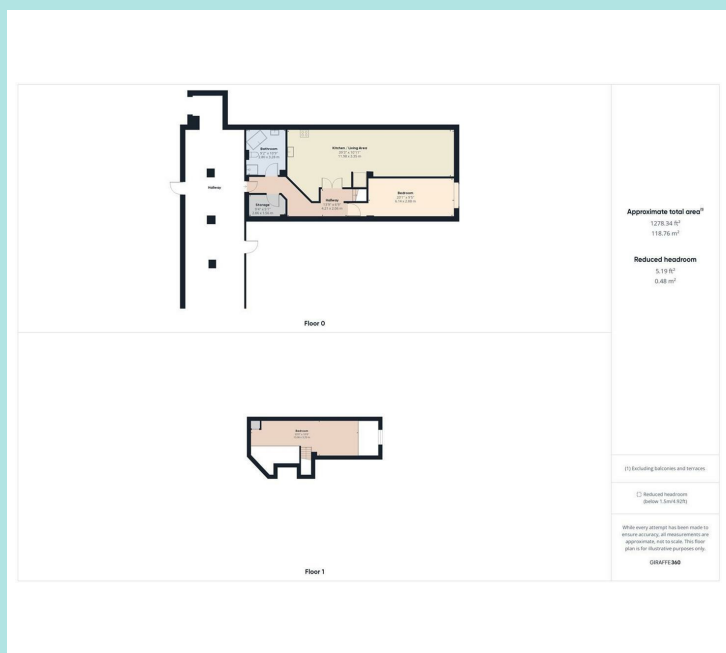
Access is gained into the welcoming entrance hallway, finished with new wooden flooring and benefitting for a useful storage cupboard. The first door to your left takes you through to the well-presented bathroom having been recently re-fitted to include a contemporary four-piece suite comprising a w/c, wash-hand basin, panelled bath and double walk-in rainfall shower.

Continuing down the hallway leads into the generous living kitchen. The beautiful Wren kitchen offers a range of bespoke shaker-style wall, drawer and base units with contrasting quartz worksurfaces incorporating an inset one-and-a-half bowl sink with mixer-tap. Integrated appliances include an oven, induction hob with extractor above, dishwasher and fridge freezer. The living kitchen continues the new wooden flooring and has a window allowing for natural light.

Completing the accommodation, the spacious ground floor bedroom boasts a high-ceiling and has a large window allowing for natural light to flood through, while the generous mezzanine level bedroom to the second floor enjoys borrowed light and offers a versatile space to suit a families needs.

The apartments block has a residents and visitors car park and has use of a multifunctional gym, library and laundry facilities.

Council tax band: B
EPC rating: B
Ground rent: £50 per annum
Service charge: £175 per month



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