



**Rishworth Mill Lane, Sowerby Bridge, HX6 4RZ**  
**£186,000**

**E&H** Holmes  
ESTATE AGENTS

AVAILABLE WITH NO ONWARD CHAIN

Set within the impressive and historic Rishworth Palace, this beautifully presented two-bedroom duplex apartment offers spacious accommodation combined with exclusive residents' facilities.

The property features a generous lounge dining room, ideal for both relaxing and entertaining, alongside a well-proportioned kitchen with ample storage and workspace. The four-piece bathroom suite includes a separate shower cubicle, providing both style and practicality.

A particular highlight is the superb master suite, comprising a bedroom open to a dressing area and a walk-in wardrobe, creating a luxurious and versatile private space. A second bedroom completes the internal accommodation.

Residents of Rishworth Palace benefit from access to on-site amenities including a gym, laundry facilities and a library, as well as ample residents' parking.

An excellent opportunity to acquire a unique home within a distinguished development.



### Communal Entrance

Access via secure intercom.

### Entrance Hall

Two cupboards. Door to communal entrance.

### Lounge / Dining 25'10" max x 16'8" max (7.886 max x 5.091 max)

Electric wall mounted fire. Electric wall mounted heater. Window.

### Kitchen 14'10" x 9'6" (4.542 x 2.901)

Fitted kitchen with wall and base units. One and a half bowl composite sink. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer.

### Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower. Fully tiled. Traditional radiator.

### Landing

Stairs leading from Entrance Hall.

### Bedroom One 14'7" x 9'6" (4.451 x 2.902)

Open plan to dressing room. Walk in wardrobe. Electric wall mounted heater.

### Dressing Room 11'7" x 7'6" (3.556 x 2.289)

### Bedroom Two 13'2" x 8'11" (4.022 x 2.721)

### Council Tax Band

C

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

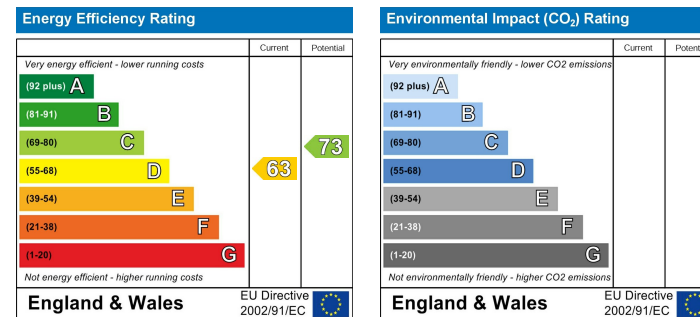
spoiler.photocopy.magazine

### Disclaimer

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