





26 RISHWORTH MILL

RISHWORTH | HX6 4RY

A spacious ground floor duplex apartment in a quiet location to the front of this popular converted mill.

Accommodation is arranged over two levels and includes an entrance hallway, kitchen, living room, a three-piece bathroom and large double bedroom on the mezzanine level.

Externally the mill has beautiful gardens with picnic areas and plentiful communal parking. Inside is a resident's gym, laundry room and library.

The property is available with NO UPWARD CHAIN



ACCOMMODATION

Entrance Hall
Living Room
Kitchen
Bathroom
Mezzanine Bedroom

COUNCIL TAX

B

EPC RATING

TBC

INTERNAL

The property is accessed via a spacious entrance hallway, with a staircase leading to the first-floor mezzanine level.

The generously proportioned living room is filled with natural light, courtesy of a floor-to-ceiling window. The separate kitchen is fitted with a range of base and wall-mounted units complemented by matching work surfaces and an inset sink. Integrated appliances include an electric oven with electric hob and extractor hood, washing machine, and space for a fridge-freezer.

Completing the ground floor accommodation is a well-appointed three-piece bathroom comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin.

The spacious mezzanine bedroom benefits from natural light from the feature window and offers useful storage, including a built-in cupboard and an additional cupboard housing the hot water tank.

EXTERNAL

Plentiful communal parking for both residents and visitors. Communal gardens with picnic areas and footpaths leading to local beauty spots.

LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside and close to the village of Rishworth with a popular village pub. The more extensive amenities of Ripponden are only a five minutes' drive away and include a health centre, dental practice and a selection of pubs, shops and restaurants. The M62 motorway is within 10 minutes' drive allowing speedy access to Manchester, Leeds and the wider motorway network. There are mainline railway stations at nearby Sowerby Bridge and Littleborough.

SERVICES

Mains electric and water, electric heating.

TENURE & FEES

Leasehold – 999 Years established in January 1995.

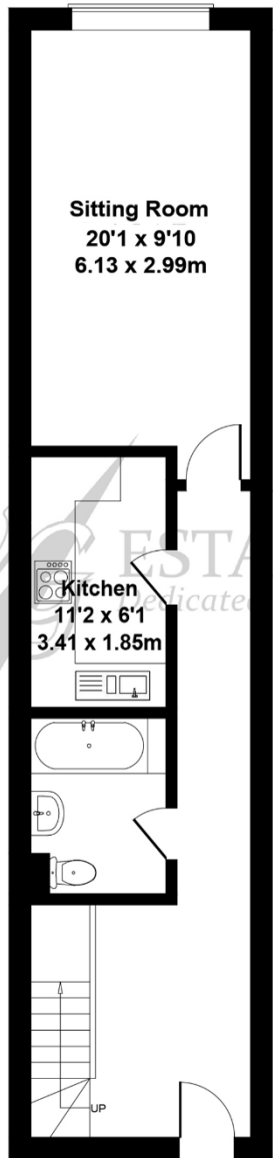
Management Charge 175/month - Ground Rent £50/year.

DIRECTIONS

From Ripponden proceed along Oldham Road towards Rishworth, passing Rishworth School on the right. After approx. ¼ mile turn left into Rishworth Mill Lane. Rishworth Mill is at the bottom of the lane.



Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR



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