







61 RISHWORTH MILL

RISHWORTH | HX6 4RZ

This beautifully presented second floor duplex apartment offers contemporary living with high quality fixtures and fittings throughout and is tucked away towards the rear of this popular converted mill enjoying far-reaching rural views.

The immaculately presented accommodation includes a dual aspect living room with windows affording fabulous views, a fitted breakfast kitchen, three bedrooms and shower rooms to both the ground floor and first floor levels.

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



GROUND FLOOR

Entrance Hall
Living Room
Breakfast Kitchen
Shower Room

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3 / Study
Shower Room

COUNCIL TAX

B

EPC RATING

TBA

INTERIOR

The property is entered from the communal hallway into a spacious entrance hall with galleried landing above and bespoke under-stairs storage cupboards with space for a fridge / freezer and a separate cloaks cupboard. The large open plan living room features the huge original mill windows to two elevations and enjoys views over the surrounding countryside, there is plentiful space for separate dining and seating areas. The breakfast kitchen is fitted with a range of quality, soft touch close cupboards and pull out larder drawers, and is equipped with a Belling range style cooker with five-ring ceramic hob, plumbing for an undercounter dishwasher or washing machine.

The stylish ground floor shower room comprises a walk-in shower with glass shower screen, circular wash hand basin inset to a vanity unit and a concealed cistern WC, with under-unit LED lighting. Further excellent use of space is made in the bathroom with a laundry area tucked away in a cupboard with roller door, with space for a washer and separate dryer.

The first-floor accommodation comprises a master bedroom with windows overlooking the countryside to the rear of the mill, a glass wall overlooking the living room below and a range of fitted wardrobes. The second bedroom is a good size double and also has a glass wall overlooking the living room. Bedroom 3 has fitted wardrobes and would make an ideal dressing room or study. The first floor accommodation is completed with a recently installed three-piece shower room.

EXTERNAL

Outside there is plenty of space for car-parking at the mill and landscaped communal gardens with picnic benches. The complex also benefits from a communal gym, laundry room and library.

LOCATION

Rishworth Mill stands in the Ryburn Valley, surrounded by beautiful countryside and close to the amenities of Rishworth with a popular village pub, farm shop and public and state schools. The more extensive amenities of Ripponden are only a five minute 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 electricity and water. Electric storage heaters. Lift access to all floors and Satellite / Sky TV provision to all apartments. Telephone entry system which is connected via mobile phone.

TENURE & SERVICE CHARGE

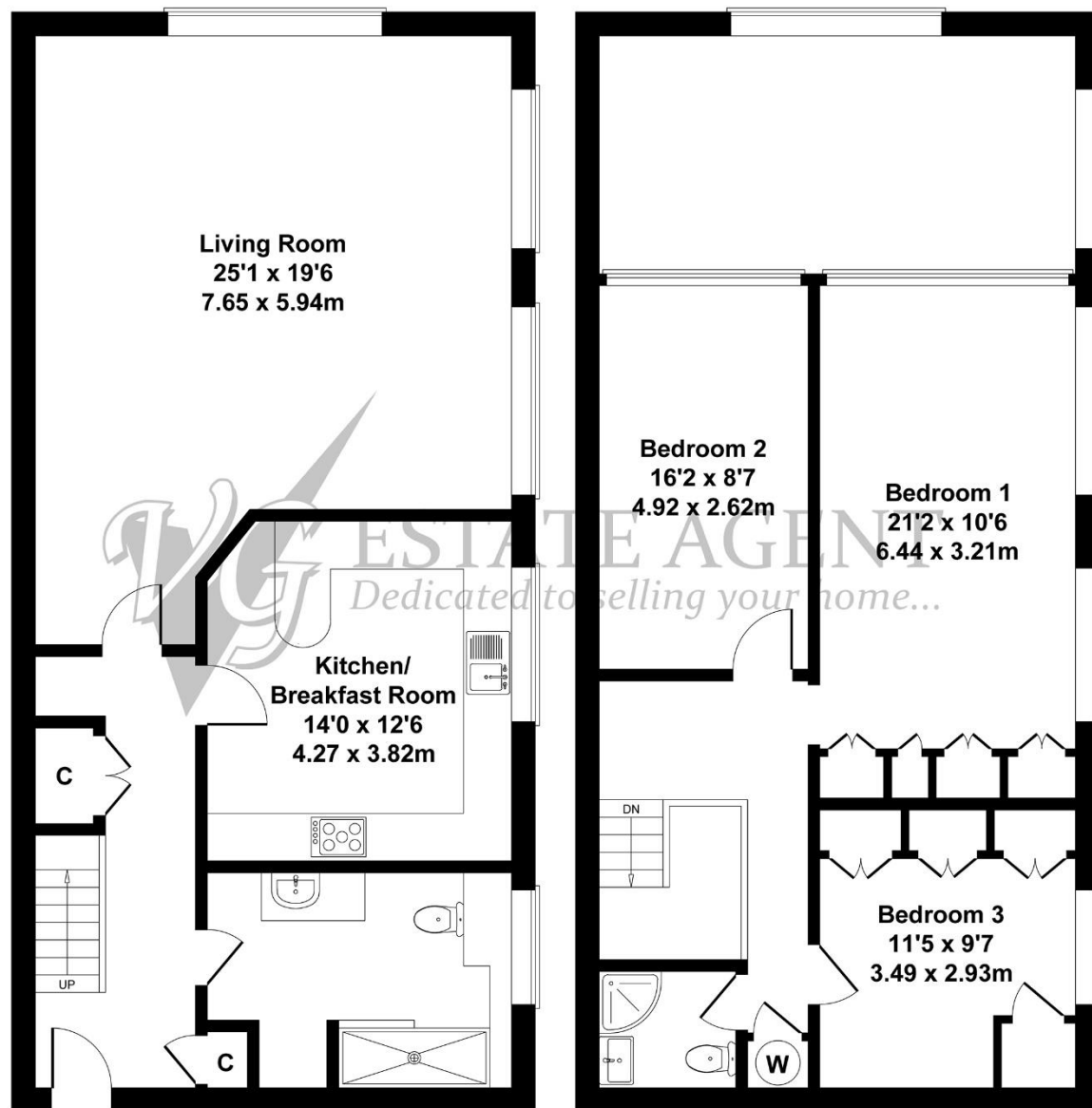
Leasehold with the residue of 999 years dating from 1st January 1995. Monthly maintenance charge is £175, ground rent is £50.00 per annum.

DIRECTIONS

From Ripponden take the A672 Oldham Road towards Rishworth. Continue past Rishworth School on the right and after 1/4 mile turn left into Rishworth Mill Lane, just before Heathfield School. Rishworth Mill is at the end of the lane, go to the main door for access to number 61.



Approximate Gross Internal Area
1496 sq ft - 139 sq m





119a Halifax Road, Ripponden HX6 4DA
 Tel: 01422 822277 Mobile: 07787
 521045
 E-mail: ripponden@houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

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.