



**Rishworth Palace Rishworth Mill Lane, Rishworth Sowerby
Bridge HX6 4RZ**

welcome to

Rishworth Palace Rishworth Mill Lane, Rishworth Sowerby Bridge

Comprising two bedrooms, kitchen/diner, lounge, sitting room and bathroom. The property also benefits from allocated parking with communal gym, laundry, gardens and library.



Kitchen/Diner

The kitchen/diner is a good size and benefits from wood effect flooring, wooden wall and base units, sink and drainer, tiled splashback. integrated oven and hob with extractor hood above, space/plumbing for appliances, ceiling spotlights, electric heating radiator and space for dining table and chairs.

Lounge

The lounge is neutral in design and has been recently decorated and had windows replaced. Comprising ceiling light points, tall double glazed windows to the front providing ample natural light and electric heating radiator.

Sitting Room

on the first floor is an additional lounge/ sitting room which could be utilised for a number of uses. benefiting from wall light points and storage cupboard.

Bedroom One

The master bedroom is generous in size and will easily accommodate at least a double bed and usual bedroom furniture. With window to the front looking onto the lounge, wall light points and electric heating radiator.

Bedroom Two

The second bedroom is another double room with wall light points and window overlooking the lounge.

Bathroom

The bathroom comprises tiled walls, w/c, wash hand basin, corner bath with shower overhead and ceiling light points.

Additional/External

The property benefits from allocated parking with the added benefit of a communal garden, gym, laundry and library.

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Rishworth Palace Rishworth Mill Lane, Rishworth Sowerby Bridge

- Two Bedroom Apartment
- Lift Access, Communal Gardens, Gym, Laundry and Allocated Parking
- Semi Rural Location
- Spacious Accommodation
- Close To Amenities And Transport Links

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB108858 - 0007

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