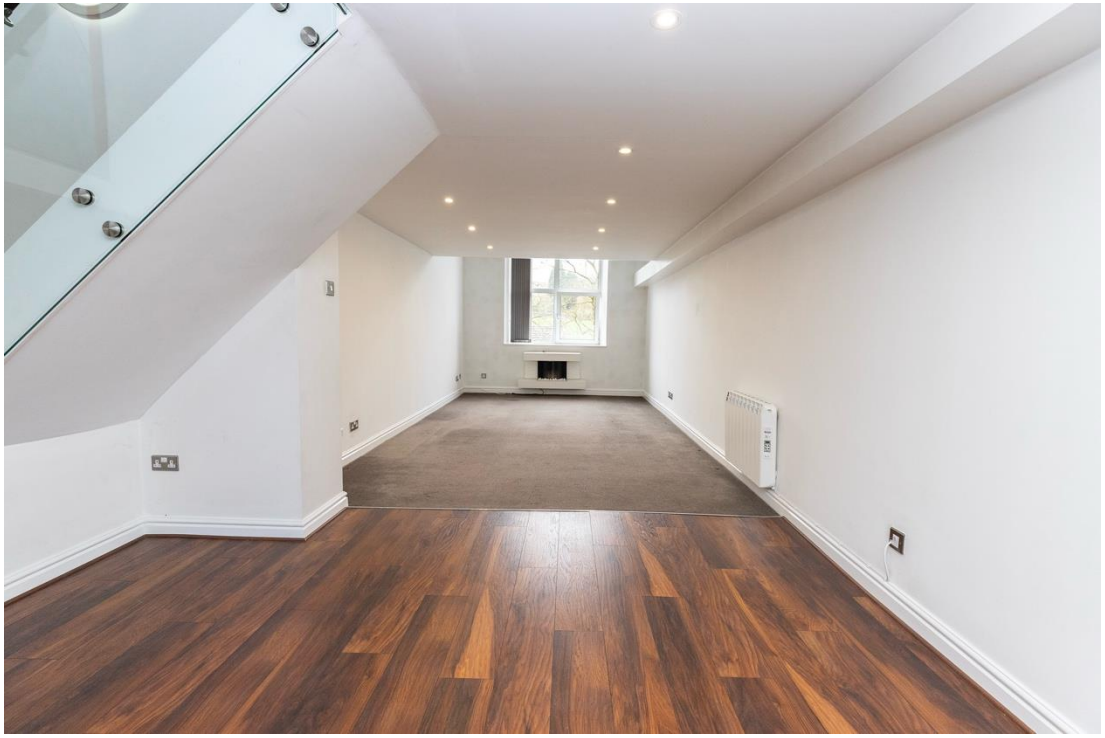
VG ESTATE AGENT

Dedicated to selling your home...







53 RISHWORTH MILL

RISHWORTH | HX6 4RY

This well-presented first floor duplex apartment offers contemporary living with quality fixtures and fittings and enjoys a quiet position in this sought after converted mill.

The spacious accommodation is ideal for the professional couple with the layout offering the opportunity for flexible living as a 2/3 bedroom home with open plan living room / dining kitchen and a large mezzanine level with bedroom and office.

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
Storeroom
Open Plan Living Room
Kitchen Area
Bedroom 1
Bathroom

MEZZANINE FLOOR

Bedroom
Study Area
Storeroom

COUNCIL TAX BAND

B

EPC RATING

E

INTERNAL

There is a useful room on entry to the apartment, ideal for storage or to create a small study space. The open plan living room has space for separate sitting and dining areas and is open to the kitchen. The sitting room has a decorative feature fireplace and recently fitted fully-opening windows.

The kitchen comprises high gloss units with breakfast bar and is fully equipped with an induction hob and eye-level oven, microwave, dishwasher, washing machine, fridge and freezer.

Above the living area is a large mezzanine level with contemporary glass balustrade, comprising two large separate areas offering flexibility of use. A useful storeroom is located at the rear of the mezzanine level.

The modern bathroom comprises a four-piece suite with walk-in shower cubicle, double ended bath, wash hand basin with vanity storage and a WC.

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.

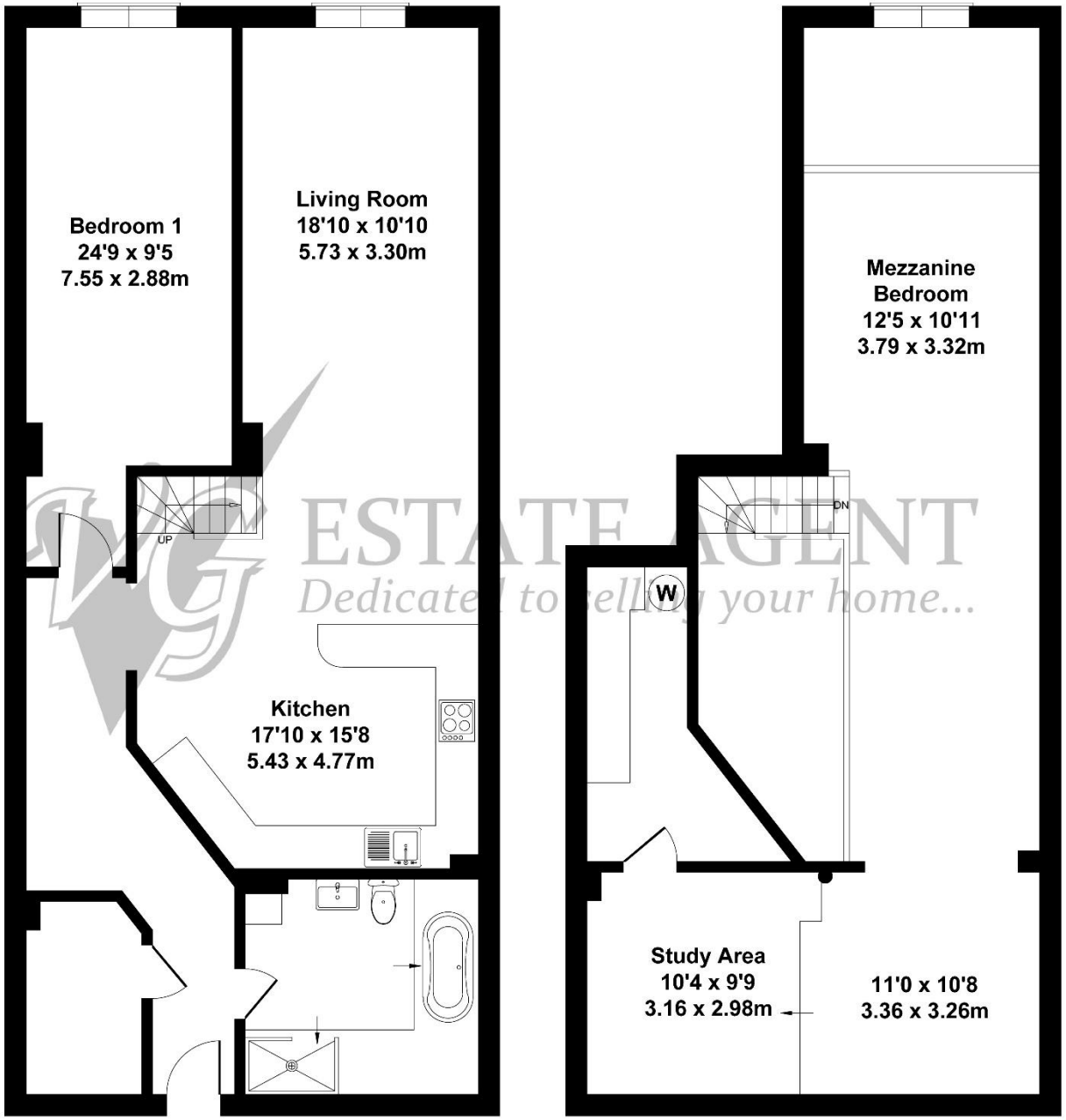
DIRECTIONS

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 53..





Approximate Gross Internal Area
1733 sq ft - 161 sq m



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GROUND FLOOR

FIRST FLOOR











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