





9 RISHWORTH MILL

RISHWORTH | HX6 4RY

A spacious ground floor duplex apartment in a quiet location to the rear of this popular converted mill with views over open fields.

Accommodation is arranged over two levels and includes an entrance hallway, spacious living room, a three-piece bathroom and a large double bedroom located 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
Sitting Room
Kitchen
Mezzanine Bedroom
Bathroom

COUNCIL TAX

B

EPC RATING

C

INTERNAL

The property is entered into a spacious hallway with staircase rising to the first floor.

The well-proportioned living room is flooded with natural light from the floor to ceiling window. The separate kitchen houses a range of base and wall units with complementary worktop incorporating a sink, equipment includes an electric oven with halogen hob and filter hood over, plumbing for a washing machine and space for a fridge-freezer. Completing the ground floor accommodation is a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

The spacious bedroom is located on the mezzanine level and gains natural light from the sitting room window. There is a walk-in wardrobe and 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 and farm shop. 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 with 999-year lease from 1st January 1995.

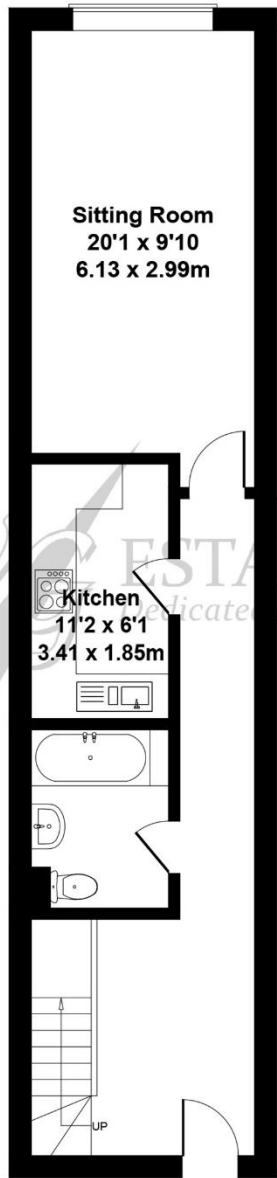
Management fees £150 pcm. Ground rent £50 per annum.

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. Access to No.9 is best from the right-hand side of the mill.



Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR



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