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12 THORPE MILL COURT

TRIANGLE | HX6 3DA

Located on the third floor of this beautifully converted former cotton mill, which dates back to the mid 18th Century, this beautifully presented apartment offers an easy to manage home, ideal for the single person, professional couple or retirees.

This characterful property features exposed stone and brick walls, as well as exposed timber beams and provides spacious accommodation which includes a living room open through to a well-appointed kitchen, two double bedrooms and a smart four-piece bathroom.

Thorpe Mill Court is located in a peaceful cul-de-sac setting and the property has access to landscaped communal gardens with allocated parking and additional visitor spaces. There is lift access to all floors.

Pets permitted at management discretion.

The property benefits from NO UPWARD CHAIN



ACCOMMODATION

Living Room

Kitchen

Bedroom 1

Bedroom 2

Family Bathroom

COUNCIL TAX

C

EPC RATING

C

INTERNAL

The property is accessed from the communal landing into the hallway.

The spacious living room has two windows affording super woodland views and features an open decorative fireplace.

An archway divides the living room from the kitchen which is fitted with a range of timber base and wall units with tiled splashbacks and complementary worktops. Equipment includes a Siemens electric oven, four-ring gas hob with extractor over, integrated fridge, freezer and washing machine.

There are two double bedrooms, both enjoying far-reaching views.

The family bathroom houses a contemporary four-piece suite comprising a free-standing double ended bath, shower cubicle, WC and wall-mounted wash basin.

EXTERNAL

Externally there is a communal garden and allocated parking in a private car park.

LOCATION

Triangle is conveniently situated between Ripponden and Sowerby Bridge, accessible for the wide range of amenities including schools, supermarket and a selection of shops, pubs and restaurants.

There is a mainline railway station in Sowerby Bridge within 10 minutes' drive, with direct access to both Leeds and Manchester and the M62 is within 15 minutes' drive providing excellent commuter links. Triangle village has a village school and post office / general store and is surrounded by fields and woodland.

SERVICES

All mains services, gas central heating (boiler located in cupboard in kitchen).

TENURE & SERVICE CHARGES

Leasehold, residue of 999 years from 1st January 1997. The Annual maintenance charge from April 2023 to March 2024 is £1323 including ground rent, buildings insurance and window cleaning (Two payments of £661.50).

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and before reaching Triangle, turn right into Thorpe Mill Court directly opposite Stubbing Lane. Follow the road ahead and Thorpe Mill Court is at the end of this private road, with visitor parking at the far end of the car park.



**Approximate Gross Internal Area
721 sq ft - 67 sq m**





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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.