





19 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

A second-floor apartment in this popular converted mill benefitting from lift access. The apartment hints at its industrial heritage with features such as the large mill windows and exposed stonework.

The open plan living accommodation includes a newly fitted well-planned kitchen open through to the sitting room, two double bedrooms and a spacious three-piece bathroom.

Outside there is parking and a communal garden area located to the rear of the mill.

NO UPWARD CHAIN



ACCOMMODATION

Entrance Hall
Living Room
Kitchen Area
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

D

EPC RATING

C

INTERIOR

The apartment is entered into a spacious entrance hall providing access to all rooms and with a useful storage cupboard.

The open plan living accommodation includes a recently installed kitchen with a four-ring electric hob with oven below, integrated fridge freezer and plumbing for a washer. The spacious living room, which has been recently decorated, features French doors with a Juliet balcony. There is ample space for separate sitting and dining areas.

There are two double bedrooms both with French doors and Juliet balconies, bedroom 1 has a new carpet. The bedrooms are complemented by a spacious bathroom fitted with a three-piece suite comprising bath with shower over, WC and pedestal wash hand basin.

EXTERNAL

There is ample parking outside the mill, and a communal garden area located to the rear.

LOCATION

Excelsior Mill is located close to the centre of Ripponden within walking distance of local amenities including a health centre with pharmacy, dental practice and a selection of shops, pubs and restaurants.

The M62 (J22) is within 10 minutes' drive allowing speedy access to the motorway network, and there is a mainline railway station at nearby Sowerby Bridge.

SERVICES

Electric heating with slimline heaters on economy 7 and complemented by UPVC double glazed windows. Mains electric and water.

TENURE & FEES

Leasehold with 999 year lease from May 2001 - Annual ground rent £100
Service charge £166 per month (£1992 pa)

DIRECTIONS

From the centre of Ripponden take Oldham Road, continue past The Silk Mill pub and take the left-hand turn into Stepping Stones. Excelsior Mill can be found at the bottom of the lane on the right-hand side.



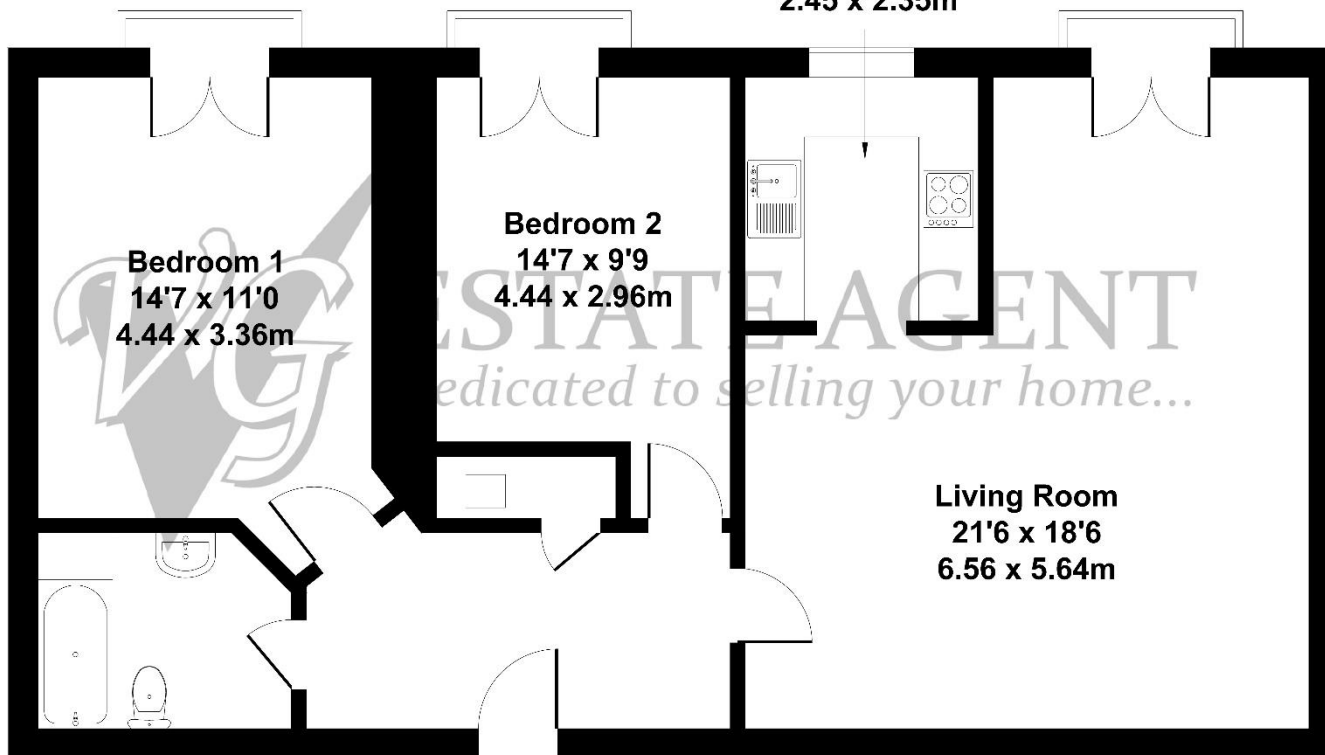
Approximate Gross Internal Area
903 sq ft - 84 sq m

Kitchen
8'0 x 7'9
2.45 x 2.35m

Bedroom 2
14'7 x 9'9
4.44 x 2.96m

Bedroom 1
14'7 x 11'0
4.44 x 3.36m

Living Room
21'6 x 18'6
6.56 x 5.64m



IMPORTANT NOTICE

MONEY LAUNDERING REGULATIONS