





9 EXCELSIOR MILL

RIPPONDEN | HX6 4FD

This well-presented first floor apartment offers stylish and spacious accommodation featuring high ceilings, exposed stone walls and large windows providing plentiful natural light.

The accommodation includes a large L-shaped living room, well-planned kitchen, two double bedrooms and a contemporary shower room.

Outside, there is one allocated parking space, and additional visitor parking.



ACCOMMODATION

Entrance Hall
Living Room
Kitchen Area
Bedroom 1
Bedroom 2
Shower Room

COUNCIL TAX

D

EPC RATING

E

INTERNAL

The apartment enjoys a sunny aspect and is accessed from the communal hallway into an entrance hall with storage cupboard which also houses the hot water cylinder. The spacious, L-shaped living room provides plentiful space to create separate seating and dining areas and features French doors opening onto a Juliet balcony.

The kitchen is fitted with a range of base and wall units and is equipped with a stainless steel 1½ bowl sink, electric oven with 4-ring halogen hob and filter canopy over, integrated fridge-freezer, space for an undercounter dishwasher and plumbing for a washing machine.

There are two double bedrooms, bedroom 1 having fitted wardrobes. The accommodation is completed by a stylish three-piece shower room housing a double shower cubicle with rainfall shower, concealed cistern WC and wash basin mounted in a vanity unit.

EXTERNAL

Outside, there is one parking space, and additional visitor parking (permit parking only). There is a communal garden to the rear of the mill.

LOCATION

Excelsior Mill is close to the centre of the village, being within easy walking distance of all local amenities, which include a school, health centre, dental surgery and a selection of shops, pubs and restaurants.

The M62 is within 5 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from outside the property.

SERVICES

Mains electric and water, heating with recently installed electric radiators.

TENURE & FEES

Leasehold with 999-year lease from May 2001.

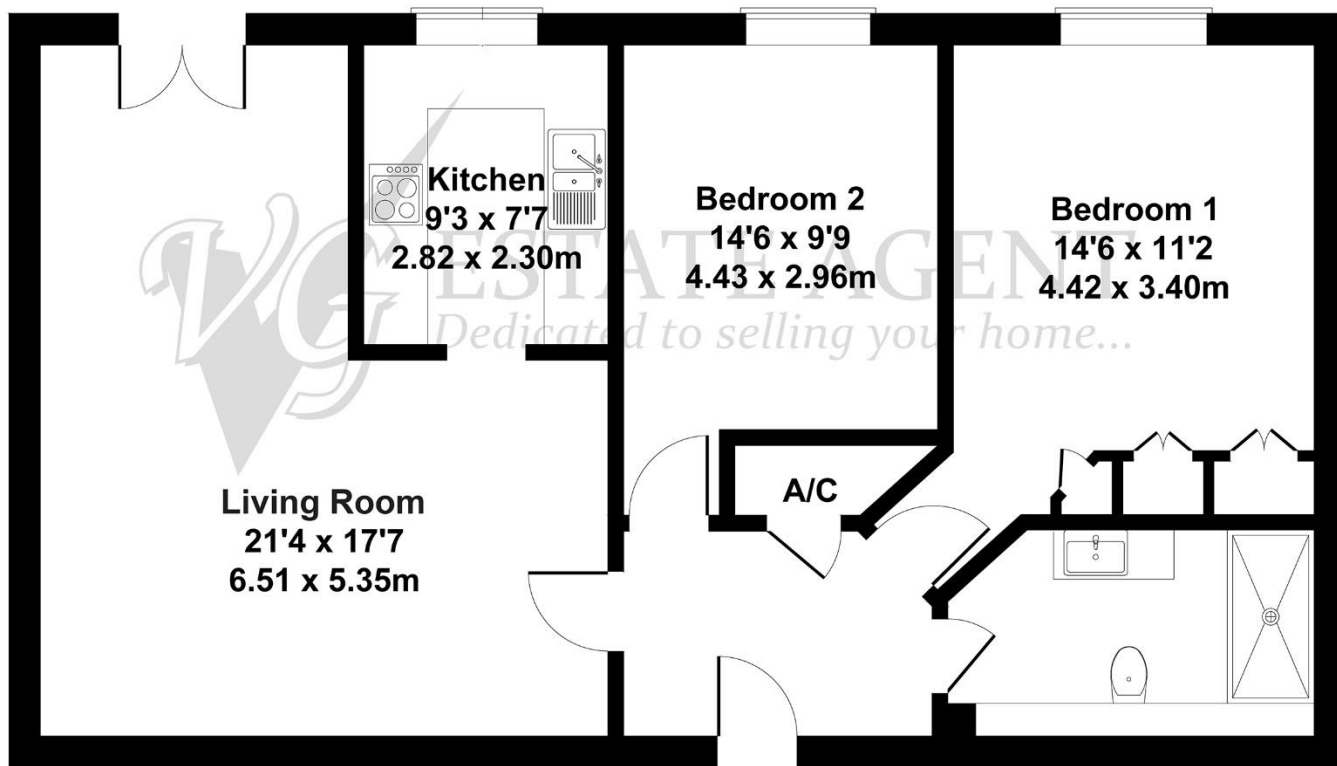
Management fees £166 pcm. Ground rent £100 per annum.

DIRECTIONS

From the centre of Ripponden proceed along Oldham Road towards Rishworth, continue past The Silk Mill pub and Commercial Mills (home to Triangle Bakehouse) and take the next left into Stepping Stones. Excelsior Mill is at the bottom of the hill on the right. For viewing purposes park on Oldham Road and walk to the mill as parking is strictly permit parking only.



Approximate Gross Internal Area
838 sq ft - 77 sq m



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