





# 26 SPINNERS HOLLOW

RIPPONDEN | HX6 4HY

This spacious two bedroom second floor apartment is situated in this popular development close to the centre of Ripponden and enjoys delightful riverside, woodland and village views.

Ideal for a professional couple, individual, or retirees looking for a quiet and low maintenance property the accommodation includes a reception room with archway through to the fitted kitchen, two good-sized bedrooms and a smart three-piece bathroom.

There is plentiful off-road parking and well-maintained resident's gardens along the riverbank.

The property benefits from NO UPWARD CHAIN



## ACCOMODATION

Entrance Hall

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

There is lift access to the apartment as well as a pleasant, recently decorated, communal staircase. The apartment door opens into a hallway with cupboard housing the hot water tank and door leading to the inner hallway.

The living room enjoys far-reaching views over the river and hillside beyond and is connected to the fitted kitchen via an archway. The kitchen houses timber effect units with complementary worktops and is equipped with a 1½ bowl sink, electric oven, four-ring ceramic hob with filter canopy over and integrated appliances include a fridge, freezer, dishwasher and washer dryer.

There are two well-proportioned bedrooms with Bedroom 1 benefiting from an extensive range of built-in wardrobes. The accommodation is completed with a smart three-piece bathroom housing a bath with shower over, WC and a pedestal wash basin.

### EXTERNAL

Outside, the apartment benefits from plentiful off road parking in the resident's car park. There is a delightful communal riverside walk and garden area.

### LOCATION

Spinners Hollow enjoys a prime location in the centre of the village of Ripponden, within walking distance of all local amenities including a health centre, dental practice, church and a selection of shops, pubs and restaurants. For the outdoor enthusiast there is a large network of public footpaths and bridleways providing a wide choice of woodland, riverside and reservoir walks.

The M62 motorway (J22) is within 10 minutes' drive and there are mainline railway stations at nearby Sowerby Bridge and Littleborough with direct lines to Bradford, Leeds and Manchester.

### SERVICES

Mains electric, water and drainage. Economy 7 electric storage heaters.

### TENURE & FEES

Leasehold. 150 year lease from June 2000.

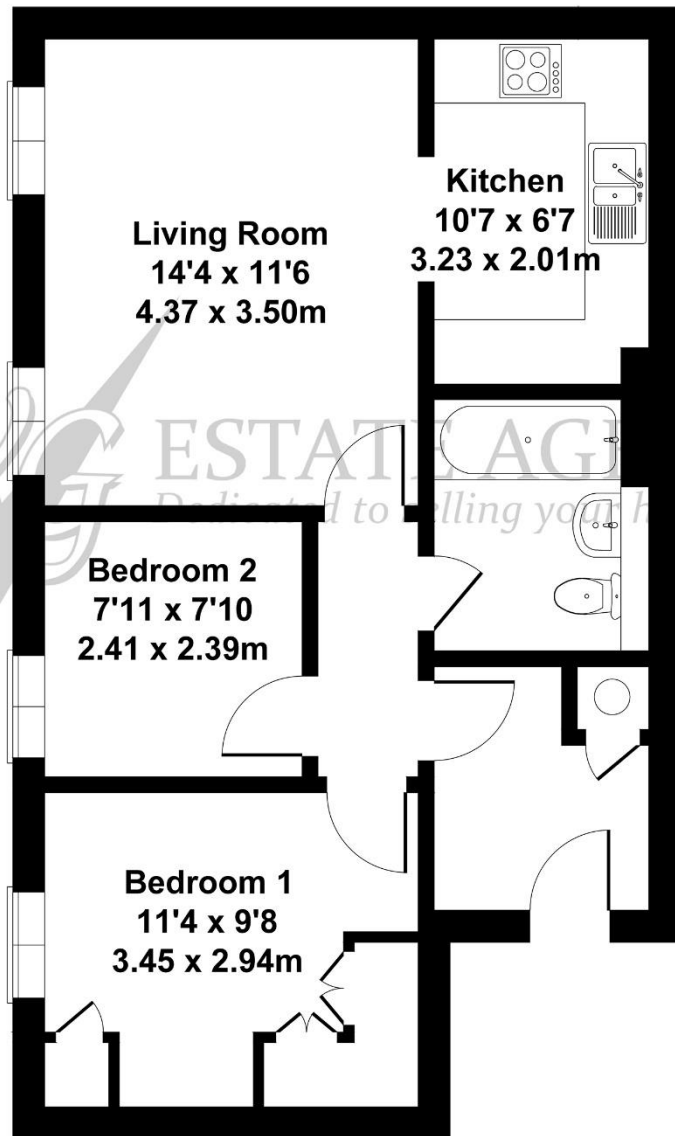
Management fees and ground rent £86.34 pcm (Feb 2024).

### DIRECTIONS

From the centre of Ripponden take the A672 Oldham Road towards Rishworth, passing the Co-op on the left hand side. Proceed out of the village and take the next left hand turn into Spinners Hollow. Take the right hand turn down the hill towards the lower car park, and No 26 is in the main block. (For viewing purposes approach main door over footbridge and press buzzer for 26).



**Approximate Gross Internal Area  
570 sq ft - 53 sq m**



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