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39 RISHWORTH MILL

RISHWORTH | HX6 4RY

A well-presented first floor duplex apartment situated in a quiet location to the side elevation of this popular converted mill.

This spacious property includes an entrance hallway, well-proportioned living room with twin arched windows, separate breakfast kitchen, two double bedrooms to the first-floor mezzanine level, and a four-piece family bathroom.

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



GROUND FLOOR

Entrance Hall
Spacious Living Room
Breakfast Kitchen
Bathroom
Understairs Storage

MEZZANINE FLOOR

Bedroom 1
Bedroom 2

COUNCIL TAX

B

EPC RATING

N/A

INTERNAL

The property is entered into the entrance hall which has a staircase rising to the first floor and understairs storage cupboard.

The spacious living room features twin arched windows which frame the rural views and provides plentiful space for separate sitting and dining areas. The breakfast kitchen is fitted with a range of smart base and wall units with complementary work surfaces and breakfast bar. Equipment includes a 1½ bowl sink, a large Belling range with 6-ring electric hob and matching extractor canopy over. There is an integrated dishwasher, plumbing for a washing machine and space for a fridge-freezer. The ground floor accommodation is completed with a stylish four-piece bathroom housing a double ended free-standing bath, spacious shower cubicle, WC and wash basin built-in to a vanity unit.

Both bedrooms are located on the mezzanine level. Bedroom 1 is particularly spacious and benefits from a separate dressing room fitted with a range of wardrobes with sliding doors; bedroom 2 is a double bedroom overlooking the living room.

COMMUNAL FACILITIES

Gym, laundry room and library.

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 electricity and water. Heating is by electric heaters. Satellite / Sky TV provision to all apartments. Telephone entry system which can be connected via mobile phone.

TENURE & FEES

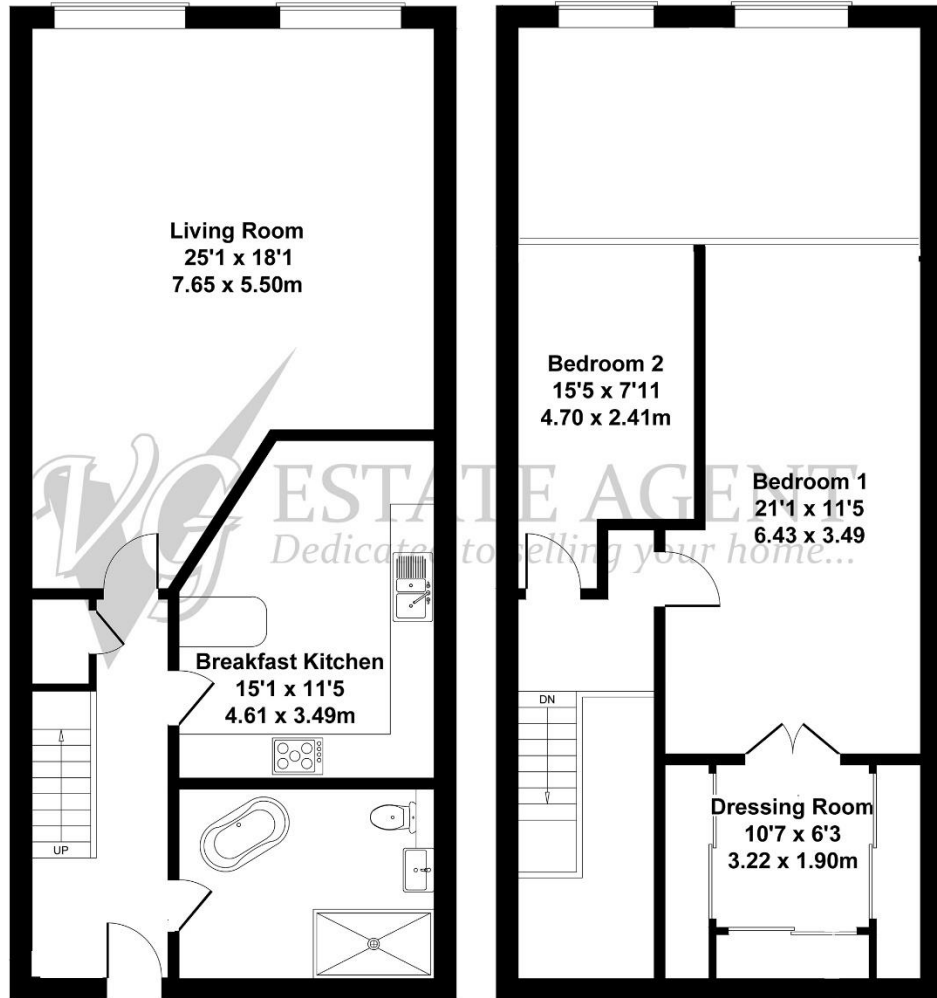
Leasehold with the residue of 999 years dating from 1st January 1995. Monthly maintenance charge is £150 and Ground Rent £50 pa.

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. 39 is via the main entrance to the mill.



Approximate Gross Internal Area
1356 sq ft - 126 sq m



GROUND FLOOR

FIRST FLOOR





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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.