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49 RISHWORTH MILL

RISHWORTH | HX6 4RY

A particularly spacious first floor duplex apartment in a quiet location to the front of this popular converted mill.

Accommodation is arranged over two levels includes a spacious hallway with large storeroom, an open plan dining kitchen / living room, a generously proportioned bedroom with huge window and high ceilings, a spacious four-piece bathroom and a further bedroom or sitting room with study area on the mezzanine level.

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



ACCOMMODATION

Entrance Hall
Open Plan Living Room / Dining Kitchen
Bedroom 1
Bathroom
Storeroom
Mezzanine Level Bedroom / Sitting Room
Mezzanine Level Study

COUNCIL TAX

B

EPC RATING

N/A

INTERNAL

The property is entered into a spacious hallway with staircase rising to the first floor and useful storeroom.

The open plan dining kitchen / living room is accessed via double doors from the hallway. The kitchen is fitted with a range of cream 'Shaker style' base and wall units with timber effect worktops and breakfast bar incorporating a 1½ bowl stainless steel sink. Equipment includes an electric oven with four-ring electric hob and extractor canopy over and there is plumbing for a dishwasher and space for a fridge-freezer. There is plentiful space in the living room to create separate dining and sitting areas and the room is flooded with natural light from the floor to ceiling window.

The main bedroom is located on this floor and features high ceilings and a large window, again flooding the room with natural light.

The four-piece bathroom comprises bath, corner shower cubicle, low-flush WC and a wash basin mounted on a vanity unit. The bathroom has tiled floors and part-tiled walls except the shower which is fully tiled.

The huge mezzanine floor provides flexible dependent on requirements and would provide an additional bedroom or sitting room with a study area to the rear.

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

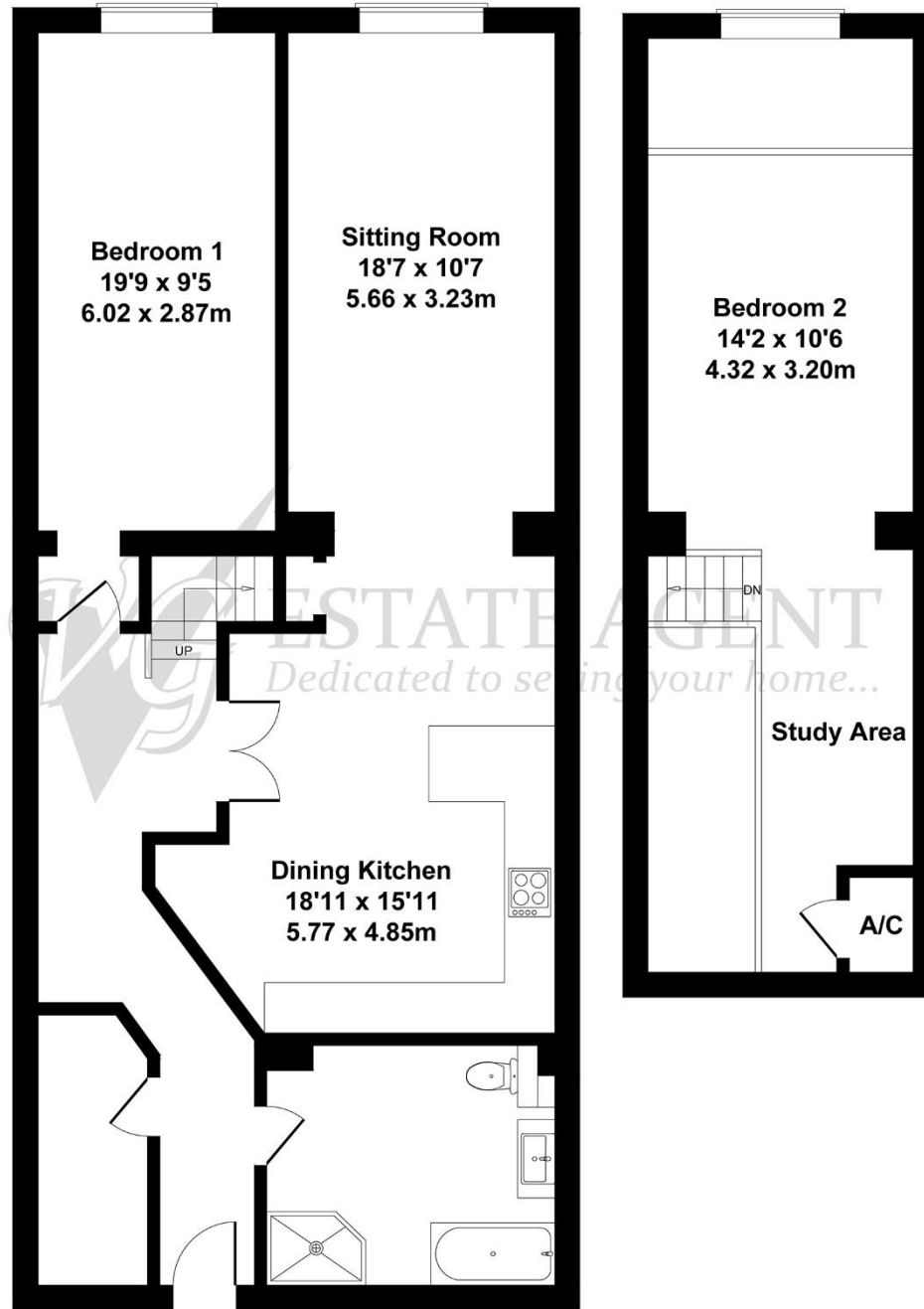
Leasehold with the residue of 999 years dating from 1st January 1995. Monthly maintenance charge is £150 and Ground Rent £50 pa. (2023).

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.49 is best from the right-hand side of the mill.



Approximate Gross Internal Area
1407 sq ft - 131 sq m



GROUND FLOOR

FIRST FLOOR



119a Halifax Road, Ripponden HX6 4DA
 Tel: 01422 822277 Mobile: 07787
 521045
 E-mail: ripponden@houses.vg

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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.