







44 RISHWORTH MILL

RISHWORTH | HX6 4RY

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

Finished to a high standard with quality fixtures and fittings throughout the property includes a spacious hallway, an open plan dining kitchen / living room, a generously proportioned bedroom with huge window and high ceilings, a superb four-piece bathroom and on the mezzanine level is a further sitting room with study area to the rear and two large rooms to the back providing additional storage or occasional bedrooms.

Externally the mill has beautiful gardens with picnic areas and plentiful communal parking. Inside is a resident's gym, laundry room and library.



GROUND FLOOR

Entrance Hall
Living Room /
Dining Kitchen
Bedroom 1
Bathroom
Cloakroom

COUNCIL TAX

B

FIRST FLOOR

Mezzanine Sitting Area
Mezzanine Study
Occasional Bedroom 2
Occasional Bedroom 3

EPC RATING

N/A

INTERNAL

The property is entered into a beautiful hallway with timber parquet floor and staircase rising to the first floor.

The open plan dining kitchen / living room is accessed via double doors from the hallway and features solid timber flooring. The kitchen is fitted with a range of gloss base and wall units and central island with granite worktops. Equipment includes a 1 ½ bowl sink, electric range cooker with five-ring ceramic hob and an integrated fridge-freezer. There is a spacious dining area, currently housing a table to seat 8 guests, which leads into the bright and airy sitting area.

The main bedroom is located on this floor and has solid timber floors, high ceilings and a large window flooding the room with light.

The stunning bathroom is fitted with a four-piece suite comprising double ended bath, walk-in shower, WC and contemporary wall-mounted wash basin. The bathroom is fully tiled with mosaic tiles to floor and walls. The ground floor accommodation is completed with a spacious store cupboard with shelving and hanging rails.

The mezzanine floor features beautiful wrought iron balustrades and offers space for a cosy sitting room and a spacious study. To the rear of the study are two further large rooms, currently utilised as occasional bedrooms but would also offer generous storage.

COMMUNAL FACILITIES

Gym, laundry room and library.

EXTERNAL

Plentiful communal parking for both residents and visitors. Communal gardens with picnic areas and footpaths lead 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 is a mainline railway station at nearby Sowerby Bridge.

SERVICES

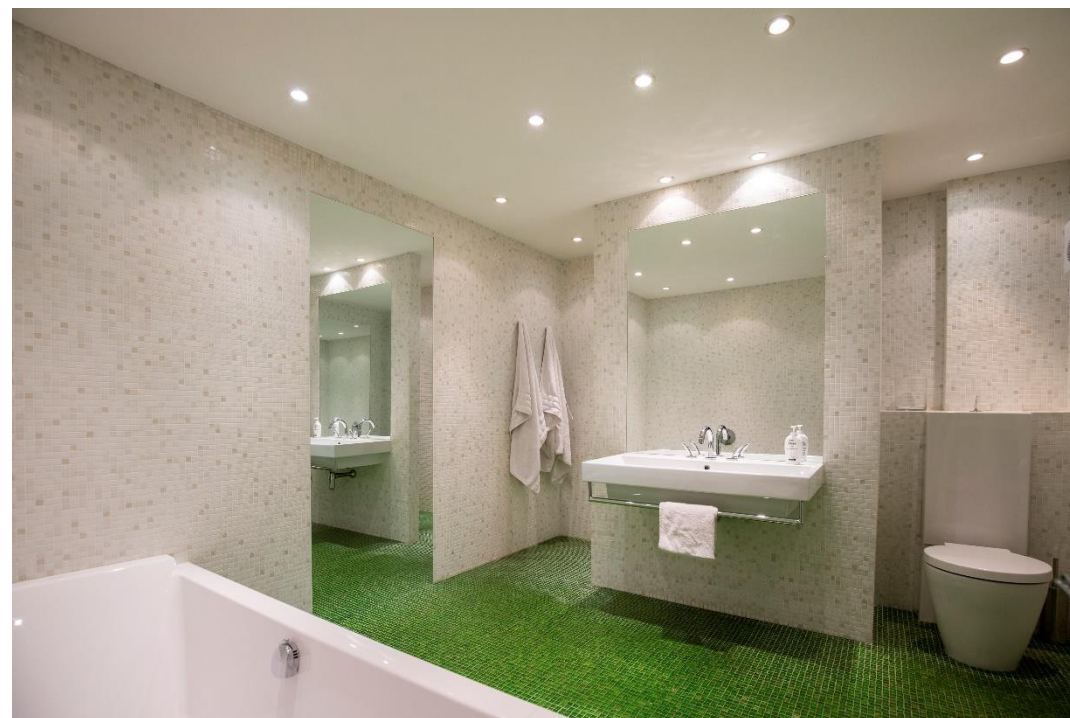
Mains electricity and water. Heating is electric storage heaters. Satellite / Sky TV provision to all apartments. Telephone entry system which can be connected via mobile phone.

TENURE & FEES

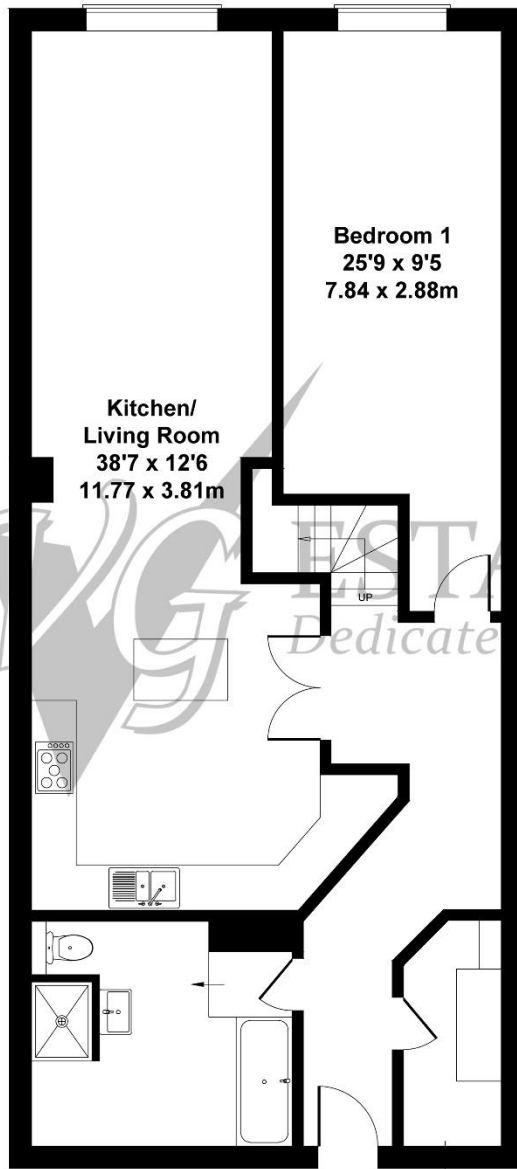
Leasehold with the residue of 999 years dating from 1st January 1995. Monthly maintenance charge is £115.

DIRECTIONS

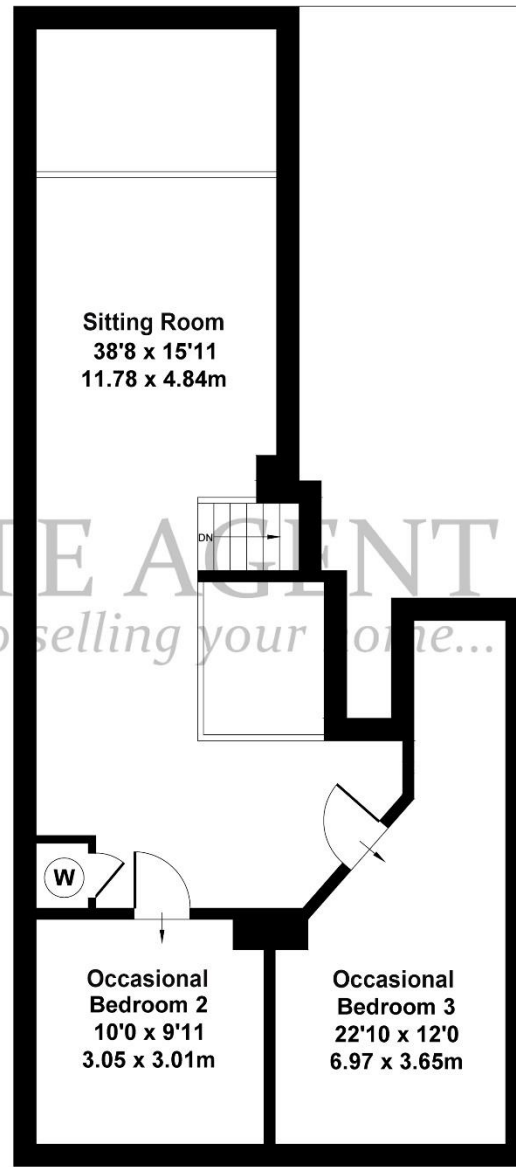
From Ripponden proceed along Oldham Road towards Rishworth, passing Rishworth School on the right. After approx. ¼ mile turn left into Rishworth Mill Lane. Rishworth Mill is at the bottom of the lane. Access to No.11 is best from the right-hand side of the mill.



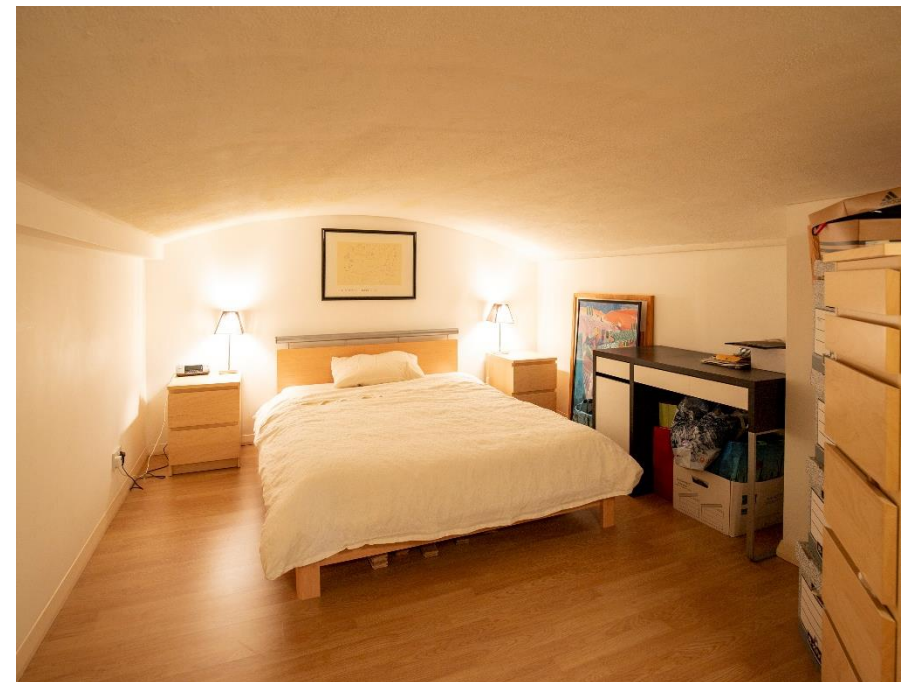
Approximate Gross Internal Area
1744 sq ft - 162 sq m



GROUND FLOOR



FIRST FLOOR





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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.