







6 MAKING PLACE HALL

SOYLAND | HX6 4NZ

Located in the picturesque hillside hamlet of Soyland, this superb duplex apartment is created from the outbuildings of a former worsted mill, of great historical interest.

The living accommodation includes floor to ceiling windows which flood the open plan living room/ kitchen with natural light and take full advantage of the superb far-reaching views.

Outside, there is gated off road parking for two cars, plus additional visitor parking and a communal garden.

No upward chain.

FIRST FLOOR

Entrance Hall
Cloakroom
Living Room / Kitchen

SECOND FLOOR

Bedroom 1
En-Suite Shower Room
Bedroom 2
En-suite Bathroom

COUNCIL TAX

E

EPC RATING

C

INTERNAL

The property is accessed from the communal landing into the entrance hall with useful understairs storage cupboard and access to cloakroom which has a WC and pedestal wash hand basin and plumbing for a washing machine.

The spacious open plan living room and kitchen has two tall windows and French doors with Juliet balcony, creating a light and bright space.

The kitchen is fitted with cream high gloss units and is fully equipped with an eye-level double oven, four-ring gas hob, fridge, freezer and dishwasher.

On the first floor the master bedroom has a Velux window and a three-piece en-suite shower room comprising shower cubicle, wash hand basin and WC. There is additional space in the en-suite with a Velux window which could be used as a dressing area or study. The second bedroom has a Velux window, two wardrobes and a three-piece en-suite bathroom comprising bath, pedestal wash hand basin and WC.

EXTERNAL

Entrance to Making Place Hall is via a security gate to the parking area, where there are two allocated spaces for the apartment and additional visitor spaces. There is also a communal car wash area. There is a communal garden, which includes a barbecue area.

LOCATION

Soyland is located on the hillside just above Ripponden within one mile of the excellent village amenities of Ripponden, including schools, a health centre and a selection of shops and restaurants. A popular village pub is within $\frac{1}{2}$ a mile walk.

There is a regular bus service and mainline railway stations in nearby Sowerby Bridge and Littleborough. The M62 (J22) is within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. Double glazing. Gas central heating (boiler located in kitchen).

TENURE & FEES

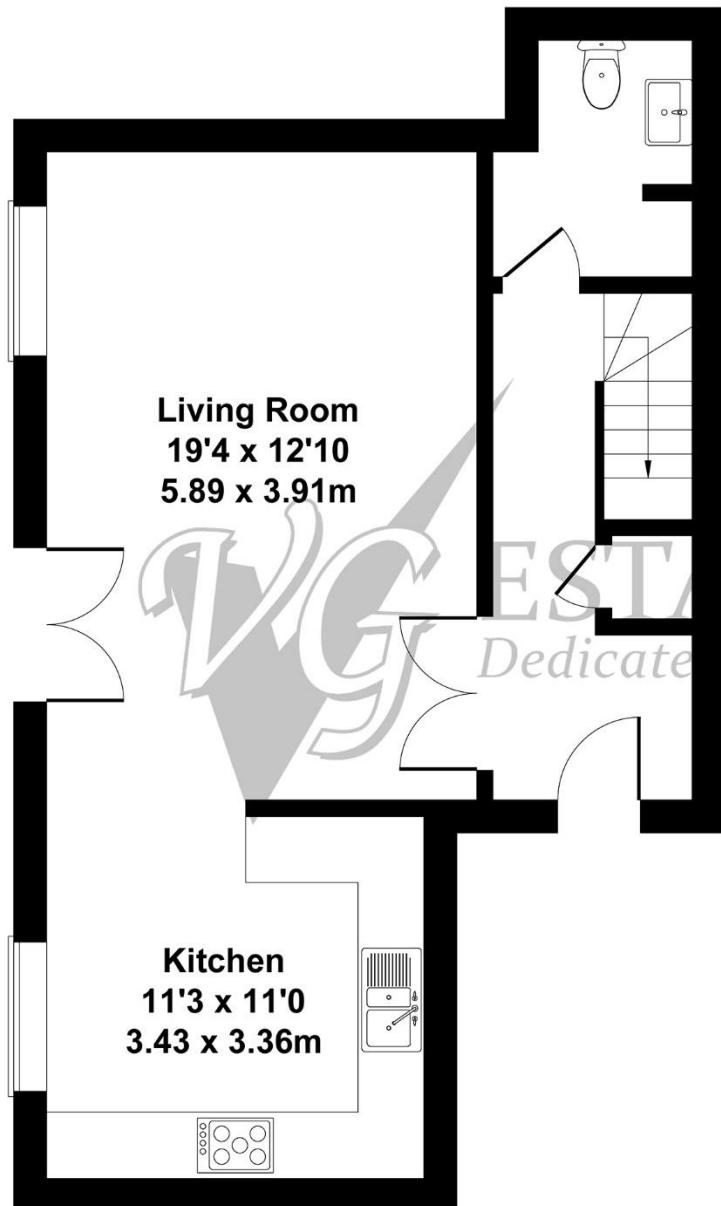
Leasehold. Remainder of 999-year lease from 1st January 2004. Management fees are £70 pcm.

DIRECTIONS

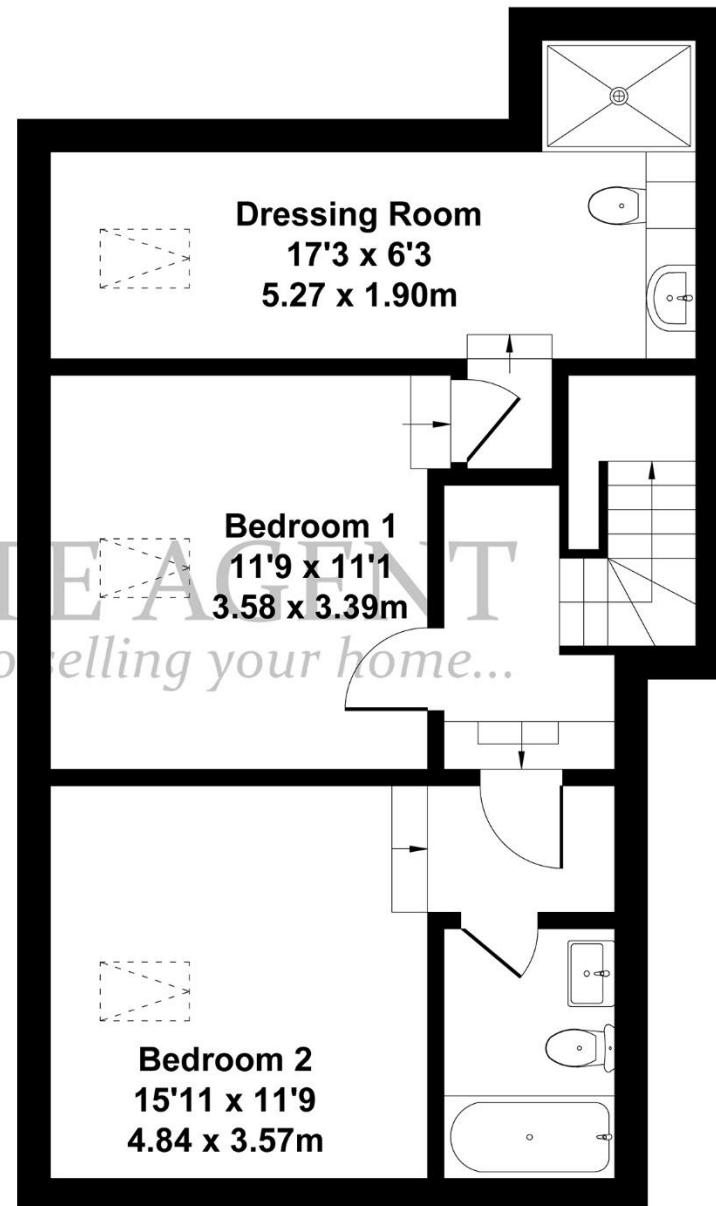
From Ripponden, turn left after the Conservative Club into Royd Lane and take the first right into Stoney Lane. Proceed uphill, through Soyland town and Making Place Hall can be found on the left-hand side. Turn into the first entrance and the car park is directly in front.



Approximate Gross Internal Area
1076 sq ft - 100 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.