







# 27 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 and woodland views.

Accommodation includes a reception room with archway through to the fitted kitchen, two double bedrooms and a stunning 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  
Inner Hallway  
Living Room  
Kitchen  
Bedroom 1  
Bedroom 2  
Bathroom

## COUNCIL TAX

C

## EPC RATING

D



### 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.

The living room enjoys far-reaching views over the communal grounds and hillside beyond and is connected to the fitted kitchen via an archway. The recently updated kitchen houses painted units with complementary worktops and is equipped with a 1½ bowl sink, electric eye-level oven, four-ring induction hob and integrated appliances which include a fridge, freezer, dishwasher and washing machine.

An inner hallway gives access to the two double bedrooms, both fitted with an extensive range of built-in wardrobes. The accommodation is completed with stunning three-piece bathroom housing a bath with shower over, WC and a wash basin housed on a range of base units.

### 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 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.

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.

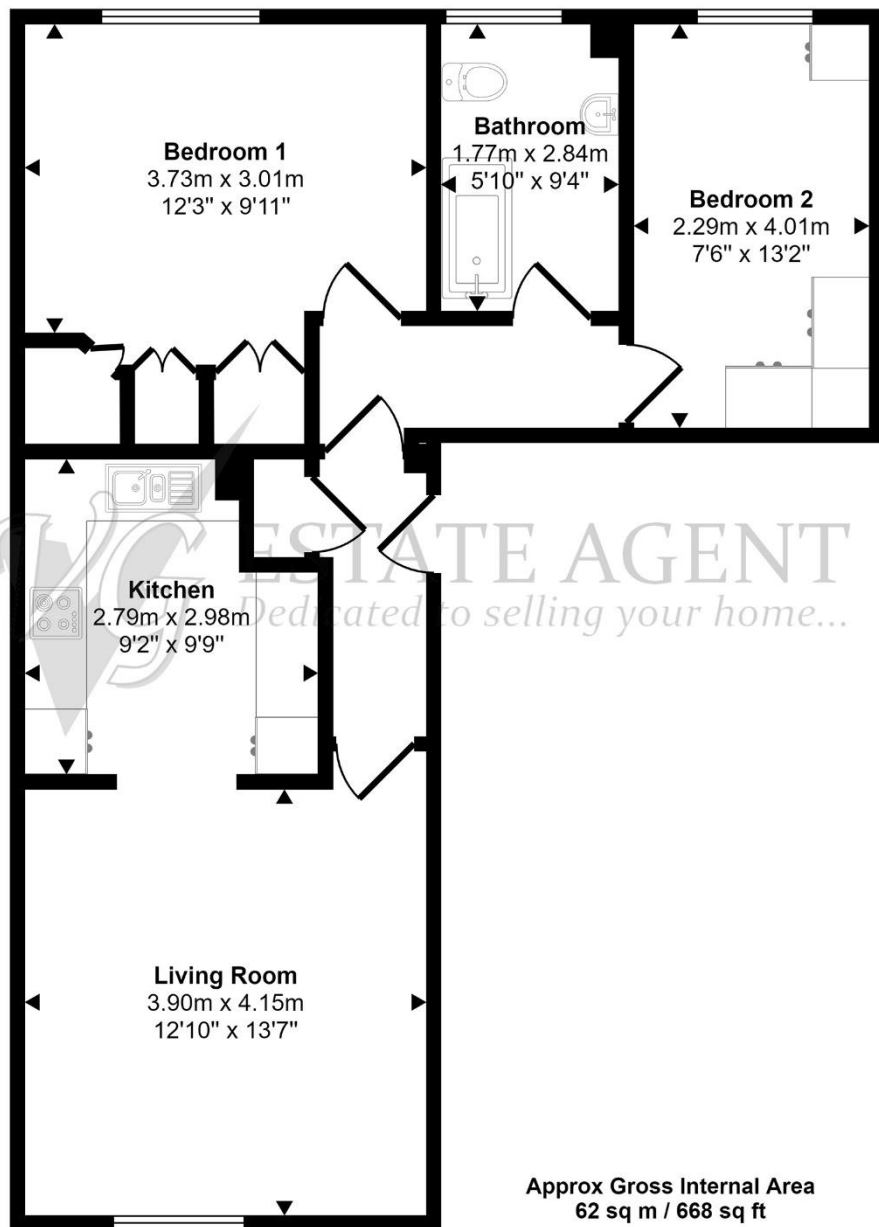
Management fees and ground rent £104.23 pcm (Sept 2022).

### 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 27 is in the main block. (For viewing purposes approach main door over footbridge and press buzzer for 27).







#### IMPORTANT NOTICE

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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.