





2 SILK MILL CHASE

RIPPONDEN | HX6 4BU

Enjoying one of the best positions on this sought-after village development, 2 Silk Mill Chase is located on the first (top) floor of this two-storey block.

The well-presented two-bedroom / two-bathroom apartment enjoys windows to three elevations, commanding pleasant far-reaching views over the neighbouring hillside.

The property benefits from an allocated parking space and additional visitor parking.

NO UPWARD CHAIN.



FIRST FLOOR

Entrance Hall

Living Room

Kitchen

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bathroom

COUNCIL TAX

B

EPC RATING

C

INTERNAL

The property is accessed via the entrance hall with useful store cupboard.

There is a spacious living room featuring dual aspect windows and being open to the bright and airy kitchen.

The kitchen houses fitted units with an electric oven, gas hob with filter hood above, plumbing for a washer and space for a fridge freezer.

The two double bedrooms are complemented by a three-piece en-suite shower room and separate three-piece bathroom.

EXTERNAL

The parking for this apartment is located under the archway, where there is designated parking for one car and additional visitor parking.

LOCATION

Silk Mill Chase is within walking distance of the excellent amenities of Ripponden, including a health centre and a selection of shops, bars and restaurants.

The M62 is within 3 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from outside the property.

SERVICES

All mains services. Gas central heating with hot water radiators. UPVC double-glazed windows.

TENURE & FEES

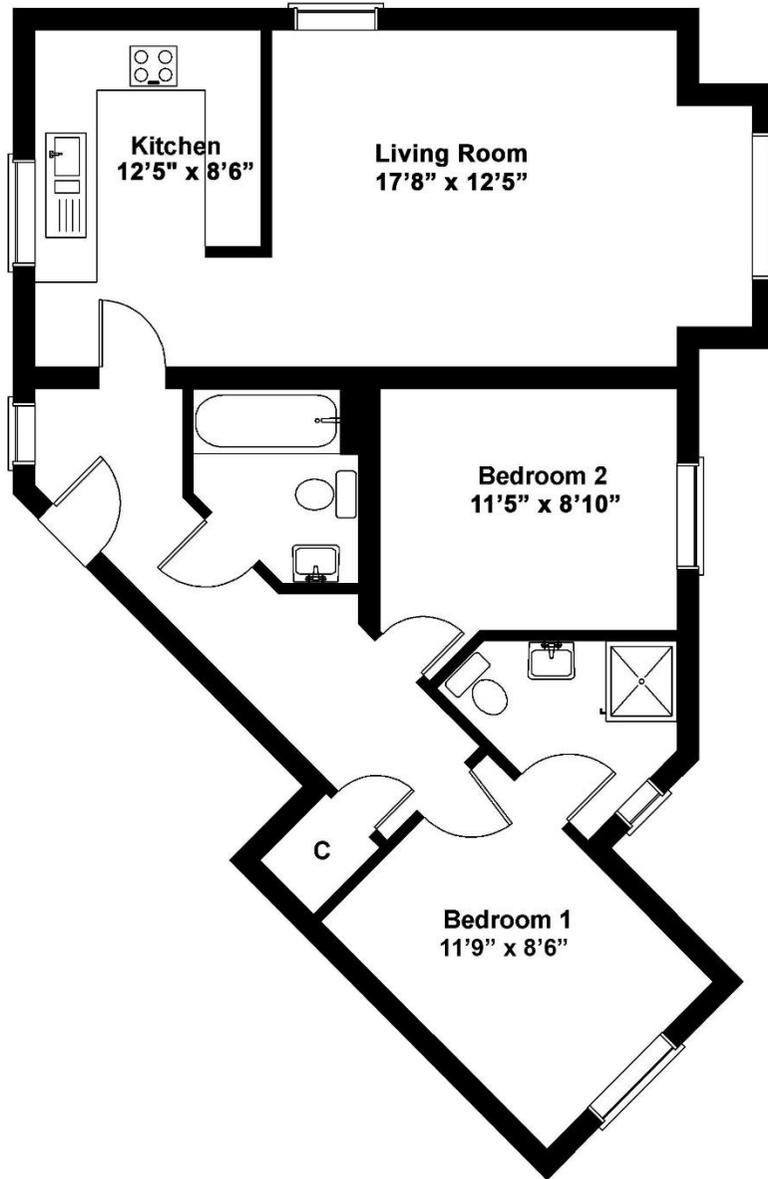
Leasehold with remainder of 999 year lease from January 2006. Quarterly maintenance charge £362 and ground rent £160 per annum.

DIRECTIONS

From Ripponden traffic lights take the Oldham Road towards Rishworth and Silk Mill Chase is on the right hand side opposite The Silk Mill Pub.



Approximate gross internal area 786 sq ft - 73 sq m



IMPORTANT NOTICE

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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.