



6 Rishworth Mill Lane, Sowerby Bridge, HX6 4RY

**£238,000**

Offered FOR SALE is this stunning ground floor TWO bedroom apartment in this prestigious development in Rishworth. Accommodation comprises; Entrance hallway, open plan lounge/kitchen and bathroom. To the first floor; landing, mezzanine double bedroom, further double bedroom, store room and cloaks/w.c. The property benefits from double glazing and electric heating. No expense has been spared on the refurbishment. The development has a gym, library and wash room. There is a communal garden and parking. Close to the amenities of Ripponden, transport links and access to the M62 motorway network. Viewing essential.

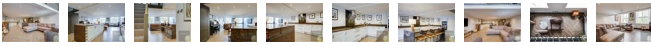
## Ground Floor

### Entrance Hallway



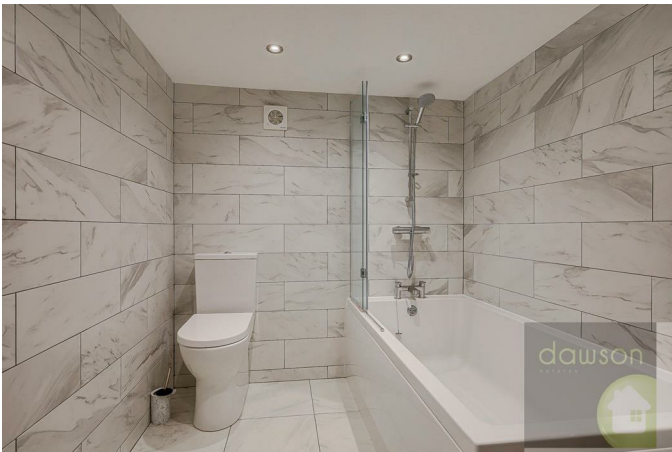
Amtico flooring, fusebox and spotlights. Staircase access to first floor, door to bathroom and open to lounge/kitchen;

### Lounge/Kitchen 17'8" x 31'2" (5.4 x 9.5)



Amtico flooring, wall lights and spotlights. Two Upvc double glazed windows with perfect fit blinds and one with cat flap. Telephone point, t.v./sky point, electric panel heater and understairs storage. Wood kitchen with wall and base units, 30mm granite worktop and granite splashback. Integrated 'Neff' dishwasher, 'Neff' washing machine and 'Neff' double electric oven and grill. Integrated 'Cape' fridge/freezer, 'Neff' freezer, 'Neff' ceramic five ring induction hob and 'Cape' extractor hood above with spotlights. Copper one and a half sink and drainer, wine cooler, wine rack and wrap around breakfast bar.

### Bathroom 6'8" x 8'10" (2.05 x 2.7)



Three piece suite comprising low flush w.c. sink with vanity unit and electric shaver point and bath with folding glass shower screen and mains shower. Tiled floor, tiled walls and spotlights. Extractor fan and mirror with sensor light.

## First Floor

### Landing

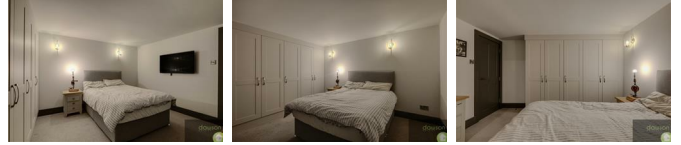
Wall lights and doors to bedrooms;

### Bedroom One 11'7" x 17'8" (3.55 x 5.4)



Double mezzanine bedroom with wall lights and usb sockets. Newly installed fitted wardrobes.

### Bedroom Two 11'1" x 12'7" (3.4 x 3.85)



Double bedroom with wall lights and usb sockets. Newly installed fitted wardrobes. Door to store room;

### Store Room 6'8" max x 14'5" max (2.05 max x 4.4 max)

Laminate floor and door to cloaks/w.c.;

### Cloaks/w.c. 4'5" x 5'8" (1.35 x 1.75)



Two piece suite comprising low flush w.c. and sink with vanity unit. Tiled floor, part tiled walls and cupboard housing the hot water cylinder.

## External



Communal gardens including a BBQ area and seating area. Unallocated parking.

## Parking

Unallocated parking

## Other

Use of gymnasium, library and wash room.

## Tenure

We have been advised by the vendor that the property is leasehold. Service charge is £150pcm. Ground rent £50pa.

### **Water**

Water meter

### **Energy Rating**

C

### **Council Tax Band**

B

### **Viewings**

Strictly by appointment. Contact Dawson Estates.

### **Property to Sell?**

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

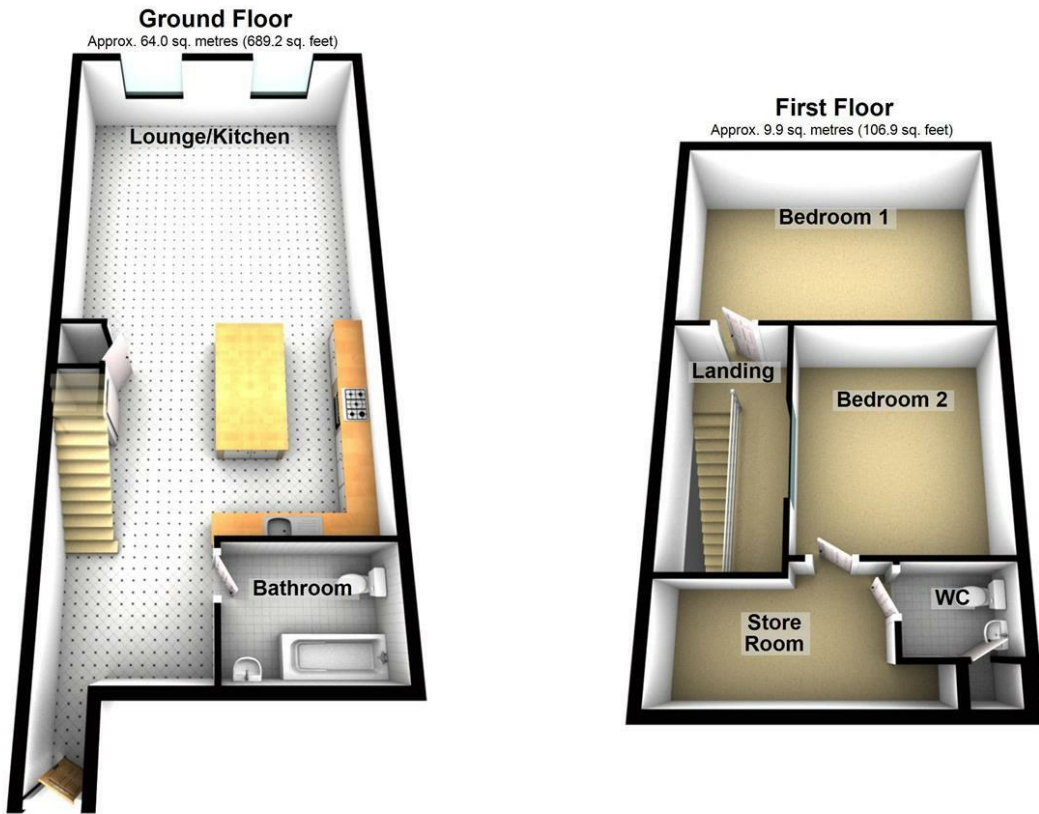
### **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

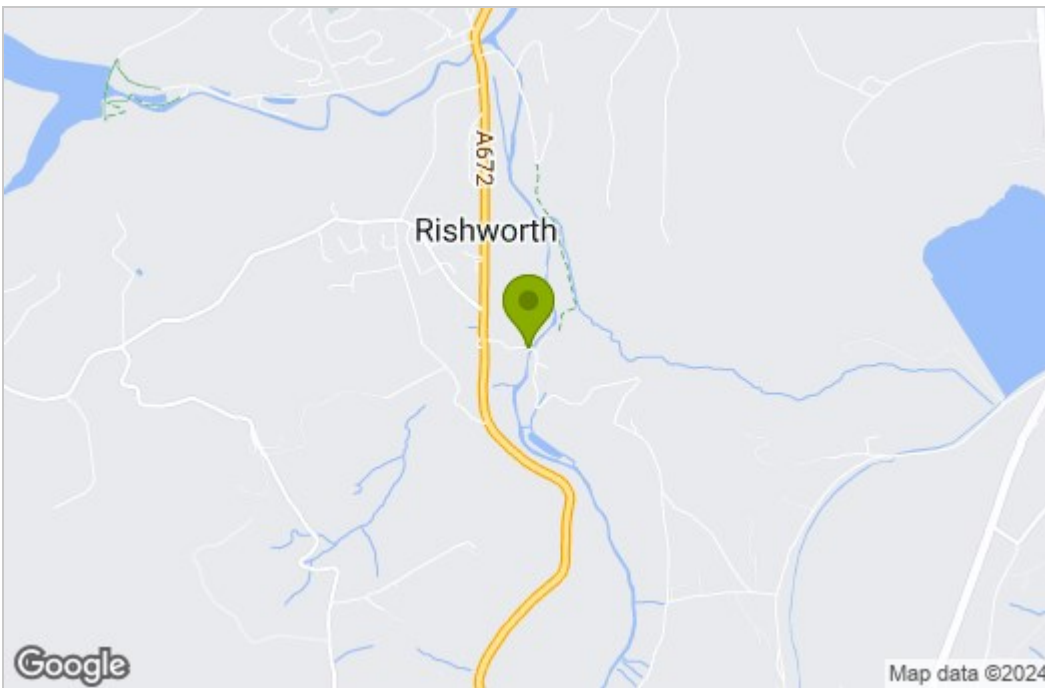
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Floor Plan

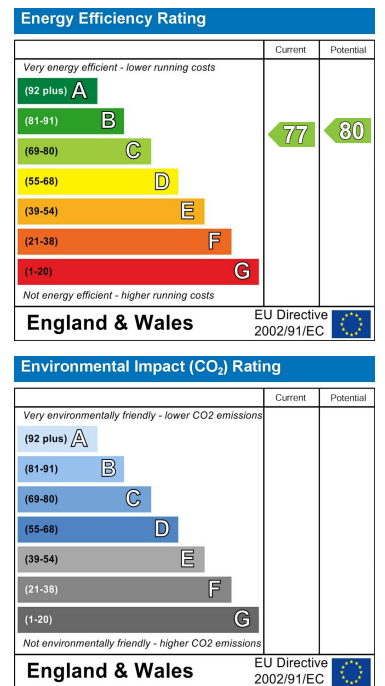


Total area: approx. 74.0 sq. metres (796.1 sq. feet)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.