

Charnock Bates

The Country, Period and Fine Home Specialist



9 Excelsior Mills

Stepping Stones, Ripponden, HX6 4FD









# 9 Excelsior Mills

Stepping Stones  
Ripponden  
HX6 4FD

Offers Over: £140,000



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## Summary Description

Situated in the sought after village location of Ripponden close to a variety of local amenities this two bedroom ground floor apartment benefits from excellent access to the M62 motorway network. This ready to move into property will be of particular interest to a first time buyer or those looking for space to work from home.

Internally the property briefly comprises; entrance hall, lounge with dining area, kitchen, shower room and two double bedrooms.

## Location

The property is within walking distance to Ripponden which is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. The centre of Ripponden benefits from many fine eateries, bars, health centre, pharmacy, library and shops yet remains close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area.





## General Information

The ground floor apartment can be accessed via steps or additionally there is lift access. The main entrance door leads into the entrance hall accessing the lounge, kitchen, two bedrooms and house bathroom. The spacious lounge with dining area boasts patio doors with Juliet balcony, feature exposed stone wall and laminate wood effect flooring. An open doorway leads through to the kitchen having a range of fitted wall, drawer and base units with contrasting laminate wood effect worksurfaces, inset stainless steel sink with mixer tap, tiled splashbacks, window to the front elevation and plumbing for a slimline dishwasher and washing machine. Integral appliances include electric oven and hob with overhead extractor hood.

Having a three piece suite to the shower room comprising; low flush WC, vanity unit with storage and inset wash hand basin with wall mounted LED blue tooth mirror, walk in shower with glass screen, inset ceiling spotlights, tiled splashbacks and tiled flooring with underfloor heating. Both bedrooms benefit from feature exposed stone walls with the principal bedroom boasting fitted wardrobe space with feature lighting.



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## Externals

A car park to the front of the building provides parking.

## Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## Local Authority

Calderdale MBC

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services except for gas. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

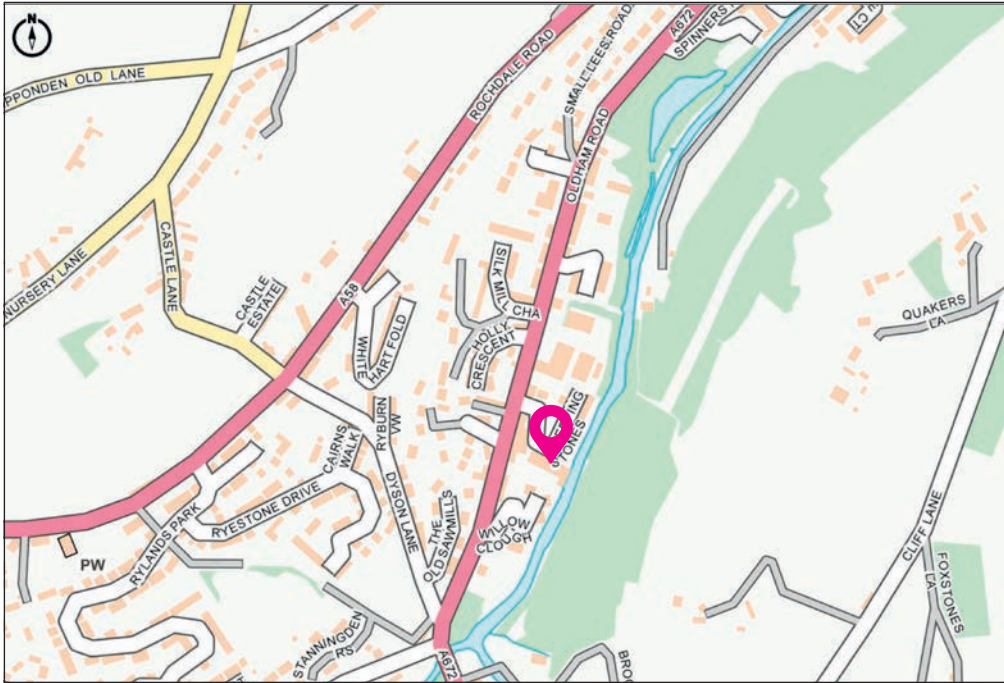
## Tenure

Leasehold approx 981 years remaining. Ground rent approx £50.00 p/a.  
Service charge approx £98 p/m. Sinking fund approx £100 p/a.



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## Directions

From Halifax take the Rochdale Road towards Ripponden passing through Sowerby Bridge. Continue straight through the traffic lights at Ripponden onto Oldham Road proceeding straight forward passing Spinners Hollow, then immediately after turn down Stepping Stones. Follow the road to the bottom where Excelsior Mill can be found on the right. For Apartment 9 go to the main entrance.

For satellite navigation: **HX6 4FD**

## Local Information

### Nearest Stations

Sowerby Bridge	3.7 miles
Halifax	6.5 miles

### Nearest Schools

Rishworth School	0.6 miles
Ripponden Junior & Infant School	0.8 miles
Ryburn Valley High School	3.7 miles

### Motorway Network

Junction 23, M62	4.9 miles
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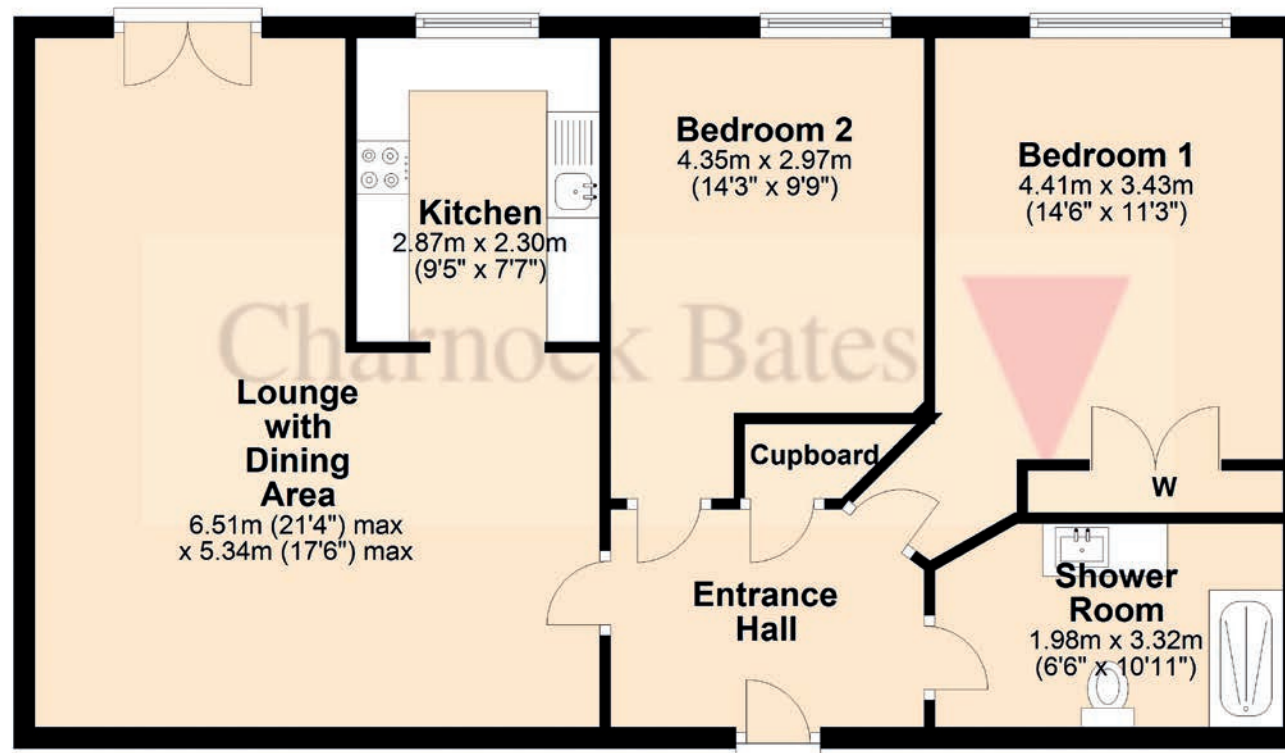
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# Floor Plans

## Ground Floor





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