



5, The Old Watermill, Foxen Lane

Mill Bank, HX6 3JN

Guide Price £225,000 Leasehold





Occupying a truly wonderful position in the heart of the sought-after Mill Bank village. 5, The Old Watermill is a deceptively spacious and impressive duplex apartment offering three-double bedroom accommodation over two floors.

Location

Located in the premier award-winning village of Mill Bank, being a conservation area yet convenient for access to the M62 motorway network accessing both Leeds and Manchester. There is a primary school within the village and further good schools in the surrounding area. St Mary's C of E Primary School which is located approximately 0.3 miles away has an Ofsted outstanding rating. Additionally, it has easy access to the centre of Ripponden which benefits from several independent bars and restaurants, and local shops. Sowerby Bridge is also close by offering plenty of amenities with local shops, cafes, independent bars and restaurants, hairdressers, post office and chain supermarkets.

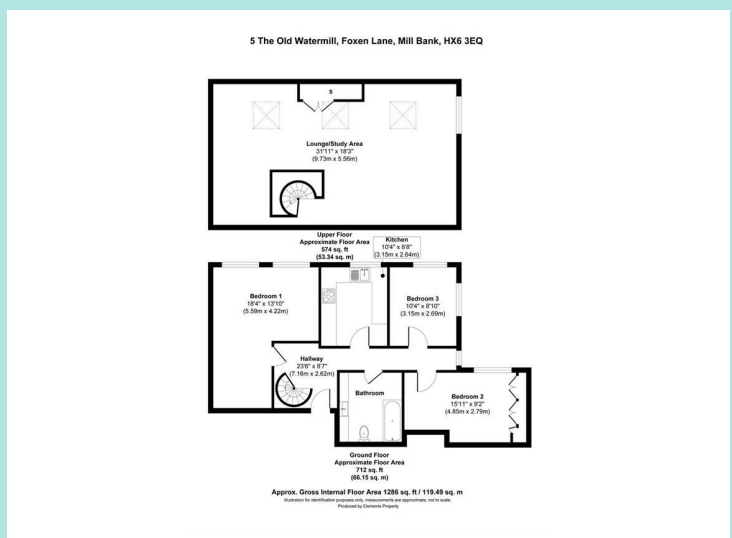
Accommodation

Access is gained into the entrance hallway with a spiral staircase with spindle balustrade rising to the first floor. The door straight ahead takes you through to the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven and four-ring hob with extractor above.

Three spacious double bedrooms are located on the ground floor, one benefitting from built-in wardrobes and all three enjoying a pleasant outlook over the surrounding countryside. The newly fitted house bathroom is part-tiled and boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower.

Rising to the first floor is a most impressive and versatile space, currently set out as a living and dining area and which could be used as the principal bedroom suite. The living/dining area showcases exposed beams forming a truss structure and has three Velux's and a window allowing for natural light to flood through.

Externally, to the front of the property is off-street parking and to the rear is a shared communal garden for the properties within the block.



Council tax band: B
 EPC rating: F
 Ground rent: N/A
 Service charge: N/A

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