

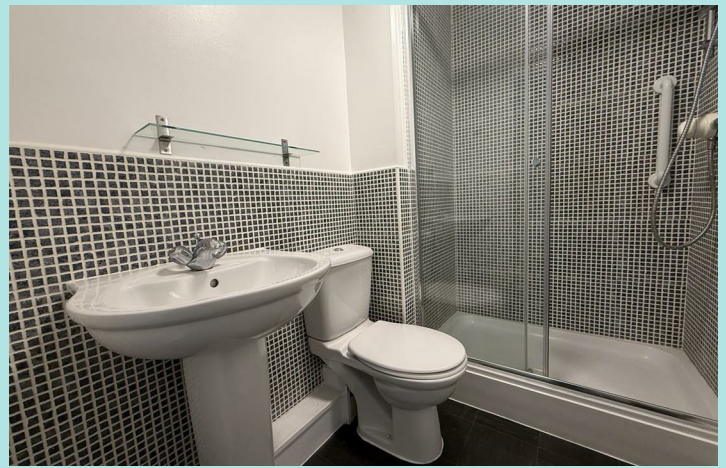


## 23 Silk Mill Chase

Sowerby Bridge, HX6 4BY

£795 PCM





Located in the popular village of Ripponden, ideal for those looking to enjoy the countryside, but also having plenty of amenities nearby in the form of boutique shops, restaurants and leisure facilities, we bring to market this spacious two bed, two bath, first floor apartment. This unfurnished accommodation briefly comprises two double bedrooms, one with en-suite shower room, open plan lounge & kitchen, house bathroom, allocated parking & intercom entry system managed through a mobile app. The lounge has a Juliet balcony capturing picturesque views over the Ryburn valley.

### Accommodation

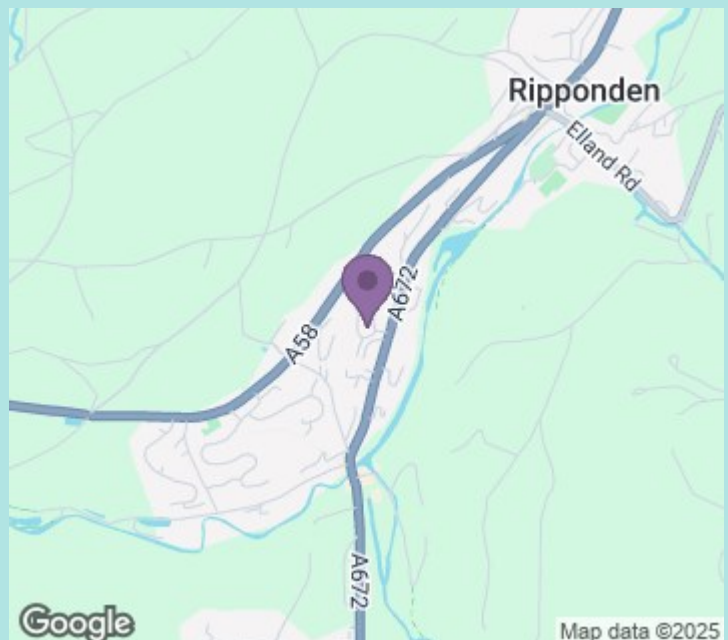
An entry fob system opens to the communal entrance area with steps leading up to the apartment entrance door. The entry system is run through an app allowing you to let your visitors in through the push of a button on your phone. Inside the apartment, a spacious hallway opens into the open plan lounge & kitchen area. The kitchen is fitted with a range of wall & base units, one unit houses the gas central heating boiler, sink with mixer tap & drainer, built-in electric oven, gas hob, extractor canopy above, freestanding fridge freezer & space for a washing machine. The lounge has double doors opening onto a Juliet balcony enjoying far reaching views across the hillside. The hallway opens into two double bedrooms, the main having an en-suite shower room comprising low flush WC, pedestal basin & tiled double enclosure with Mira shower. Accessed from the hallway is a useful storage cupboard & a partially tiled house bathroom fitted with a three piece suite including low flush WC, pedestal basin & panelled bath with Mira shower over. The car park provides one allocated parking space plus designated spaces for visitors.

### Location

Located in the picturesque village of Ripponden, you are at the heart of one of Calderdale's most desirable communities. The centre of Ripponden benefits from independent eateries, pubs, and shops yet remaining close to the open countryside. There are excellent transport links to Halifax, Sowerby Bridge, and Manchester, making it ideal for commuters.

Council tax band: B  
EPC rating: B  
Deposit: £917

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