



Rishworth Mill Lane, Sowerby Bridge, HX6 4RZ
£176,000

E&H Edkins Holmes
ESTATE AGENTS

AVAILABLE WITH NO ONWARD CHAIN

Set within the impressive and historic Rishworth Palace, this beautifully presented two-bedroom duplex apartment offers spacious accommodation combined with exclusive residents' facilities.

The property features a generous lounge dining room, ideal for both relaxing and entertaining, alongside a well-proportioned kitchen with ample storage and workspace. The four-piece bathroom suite includes a separate shower cubicle, providing both style and practicality.

A particular highlight is the superb master suite, comprising a bedroom open to a dressing area and a walk-in wardrobe, creating a luxurious and versatile private space. A second bedroom completes the internal accommodation.

Residents of Rishworth Palace benefit from access to on-site amenities including a gym, laundry facilities and a library, as well as ample residents' parking.

An excellent opportunity to acquire a unique home within a distinguished development.



Communal Entrance
Access via secure intercom.

Entrance Hall
Two cupboards. Door to communal entrance.

Lounge / Dining 25'10" max x 16'8" max (7.886 max x 5.091 max)
Electric wall mounted fire. Electric wall mounted heater. Window.

Kitchen 14'10" x 9'6" (4.542 x 2.901)
Fitted kitchen with wall and base units. One and a half bowl composite sink. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer.

Bathroom
Wash hand basin. Low flush W.C. Bath. Separate shower. Fully tiled. Traditional radiator.

Landing
Stairs leading from Entrance Hall.

Bedroom One 14'7" x 9'6" (4.451 x 2.902)
Open plan to dressing room. Walk in wardrobe. Electric wall mounted heater.

Dressing Room 11'7" x 7'6" (3.556 x 2.289)

Bedroom Two 13'2" x 8'11" (4.022 x 2.721)

Council Tax Band
C

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
spoiler.photocopy.magazine

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute

part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







