



Apt 80, Rishworth Palace Rishworth Mill Lane, Rishworth, HX6 4RZ

Offers Over £260,000

- : Highly Desirable Location
- : 3 bedrooms
- : 2 Bathrooms
- : Easy Access To Trans Pennine Road & Rail Links
- : Spacious & Attractive Accommodation
- : Superb Penthouse Apartment
- : 2 Reception Rooms
- : Parking For Residents & Visitors
- : Lift To All Floors
- : Viewing Essential

# Rishworth Palace Rishworth Mill Lane, HX6 4RZ

Nestled in the charming area of Rishworth, this delightful penthouse apartment offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a peaceful retreat while remaining close to local amenities.

This penthouse apartment boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the home.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead. The layout of the flat is thoughtfully designed, promoting both privacy and communal living.

Situated in a picturesque setting, the property benefits from the tranquility of the surrounding countryside while still being within easy reach of local shops, schools, and transport links. This makes it an excellent choice for those who appreciate the balance of rural charm and urban convenience.

In summary, this penthouse apartment is a wonderful opportunity for anyone looking to settle in a serene yet accessible location. With its spacious living areas, comfortable bedrooms, and modern amenities, it is sure to appeal to a wide range of potential buyers. Viewing is strongly recommended.



Council Tax Band: D



### COMMUNAL ENTRANCE

The property is accessed via a secure intercom entry system, with lift access to all floors from the communal entrance hall a front entrance door opens to the apartments

### ENTRANCE HALL

The front entrance door opens into a welcoming entrance hall featuring a telephone entry system, electric storage heater, fitted carpet and cornice ceiling. From the entrance hall doors lead to the principal living accommodation.

From the entrance hall door to the

### DINING ROOM

14'8" x 11'5"

A well-proportioned dining room with fitted carpet and electric wall-mounted heater.

From the entrance hall double doors open into the

### SITTING ROOM

18'9" x 12'0"

A spacious sitting room with UPVC double glazed window, cornice ceiling with matching dado rail, electric wall-mounted heater with radiator cover, telephone point and fitted carpet.

From the entrance hall door opens to the

### KITCHEN

12'2" x 8'11"

The modern kitchen is fitted with a range of wall and base

units incorporating matching work surfaces. There is a single drainer stainless steel sink unit with mixer tap, four-ring electric hob with extractor canopy above, electric oven and grill beneath, integrated dishwasher and integrated washing machine. The kitchen is tiled around the sink and hob with complementary dūcor to the remaining walls and a matching tiled floor.

From the entrance hall door to

### BEDROOM TWO

23'0" x 9'4"

A spacious second double bedroom with UPVC double glazed window to the rear elevation, enjoying attractive rural views. There is an electric storage heater with radiator cover, cornice ceiling and fitted carpet.

From the entrance hall door to

### BEDROOM THREE

12'8" x 11'3"

The third bedroom is currently used as a second sitting room and features a UPVC double glazed window to the side elevation, electric storage heater, television point and laminate wood flooring.

From the landing door to the

### BATHROOM

A modern and spacious bathroom fitted with a white four-piece suite comprising pedestal wash basin, low flush W/C,

panelled bath with mixer tap, and a separate shower cubicle with Mira shower unit. The bathroom is fully tiled including the floor and includes a chrome heated towel radiator, electric heater, inset mirror and inset spotlight fittings.

From the the entrance hall door opens to

#### BEDROOM ONE

30'4" (max) x 9'5"

A spacious master double bedroom with UPVC double glazed window to the rear elevation, enjoying delightful rural views. There is an electric storage heater with radiator cover and fitted carpet.

From the bedroom door opens to the

#### EN SUITE SHOWER ROOM

The en suite is fitted with a white three-piece suite comprising pedestal wash basin, low flush W/C and shower cubicle with Mira shower unit. The room is fully tiled including the floor and includes an electric heater.

#### GENERAL

The property is leasehold on a 990-year lease commencing 1st January 1995. The ground rent is 50 per annum and the service charge is 175 per month. The property benefits from mains water and electricity, UPVC double glazing, and electric storage heaters throughout. The residents of Rishworth Palace have the use of a library, gym and laundry. The property is in Council tax Band C

#### EXTERNAL

The property benefits from parking for both residents and visitors, together with well-maintained communal gardens.







### Directions

SAT NAV HX6 4RZ

### Viewings

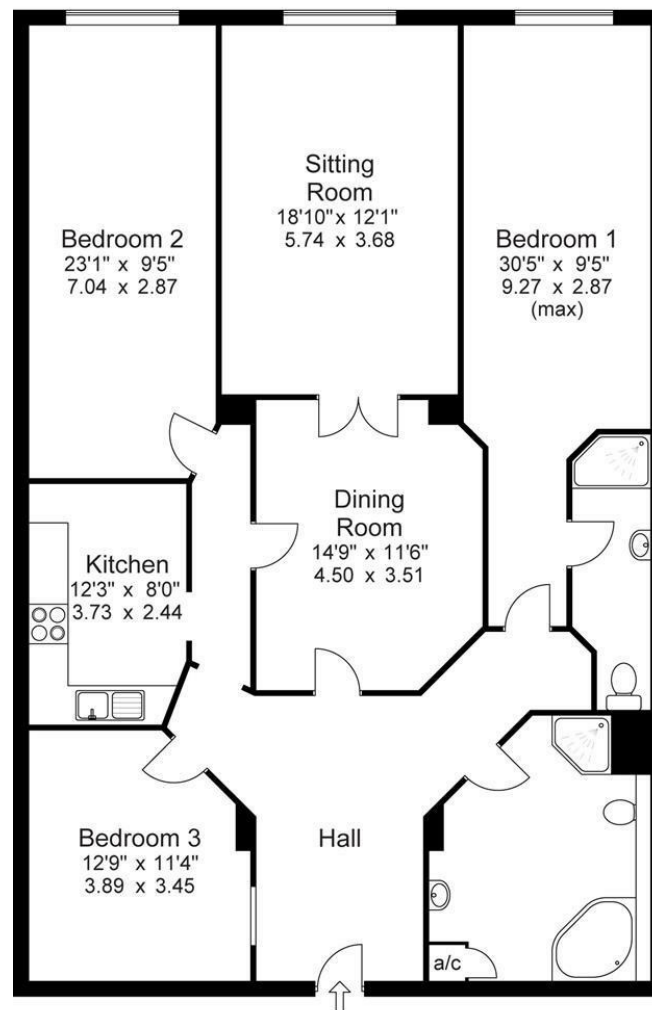
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1527 Sq. Feet  
= 141.9 Sq. Metres



For illustrative purposes only. Not to scale.