



**Stepping Stones, Ripponden, HX6 4FB**  
**Offers Over £250,000**

**E&H** Holmes  
ESTATE AGENTS

A three/four bedroom town house with idyllic woodland and brook views to the rear in the ever popular area of Ripponden. Presented immaculately throughout and with flexible accommodation offering up to four bedrooms, a stylish open plan living/dining kitchen and low maintenance garden this will make a perfect home for a professional couple or family.

The accommodation, in brief, comprises: Entrance hall, utility room, cloak room and snug/bedroom four on the ground floor. To the first floor is the open plan living/dining kitchen with three bedrooms and the house bathroom on the second floor. There is driveway parking to the front along with access via the garage door to the store room (the remaining garage has been converted to the utility room which is accessed internally) and to the rear is a low maintenance decking and patio garden.



## Ground Floor:

### Entrance Hall

Radiator. Composite door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. Extractor fan.

### Bedroom Four / Snug 8'2" x 14'7" (2.506 x 4.464)

Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

### Utility Room 14'4" x 8'1" (4.370 x 2.471)

Formerly part of the garage. Base units. Stainless steel sink. Plumbing for washing machine.

## First Floor:

### Landing

Stairs leading from entrance hall. Stairs leading to second floor landing. UPVC double glazed window to front elevation.

### Lounge 10'9" x 14'8" (3.302 x 4.475)

Open plan to kitchen. Wall inset gas fire. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

### Dining Kitchen 16'2" x 8'2" (4.952 x 2.512)

Fitted kitchen with wall and base units. One bowl sink. Electric oven. Electric hob. Stainless steel and glass cooker hood. Integrated dishwasher. Integrated fridge / freezer. Boiler. Radiator. UPVC double glazed window to front elevation.

## Second Floor:

### Landing

Stairs leading from first floor landing. Loft access. Radiator.

### Bedroom One 10'7" x 11'3" + recess (3.233 x 3.439 + recess)

Ceiling spotlights. Radiator. Two UPVC double glazed windows to front elevation.

### Bedroom Two 10'1" x 7'9" (3.084 x 2.380)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 6'7" x 6'6" (2.012 x 1.996)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan.

### Garage

Up and over doors. Access via the garage door to the store room (the remaining garage has been converted to the utility room which is accessed internally)

### Parking

Driveway parking for two cars.

### Rear Garden

Enclosed decking and patio garden with glass balustrade overlooking the brook and woodland.

### Council Tax Band

D

### 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.

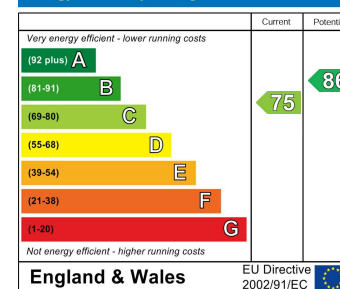
The three words designated to this property is:  
wrist.gracing.carbon

### Disclaimer

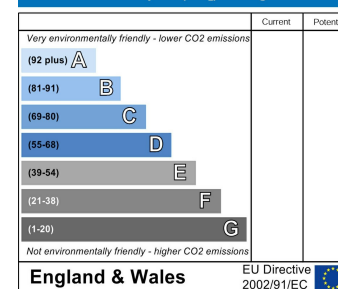
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation 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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating









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