



Cross Wells Road, Ripponden, HX6 4NJ
£450,000

E&H Holmes
ESTATE AGENTS

An extended, three bedroom cottage with approximately 1 acre of additional land in the ever popular hamlet of Soyland. Beautifully presented throughout with a stylish combination of traditional features and contemporary living this is a perfect home for a professional couple or young/growing family.

the accommodation, in brief, comprises: Lounge, living/dining kitchen, cloakroom and utility cupboard to the ground floor. On the first floor are two bedrooms and the house bathroom with a further bedroom on the second floor. Externally there is a paved area to the front of the property and an enclosed patio garden to the rear. The additional 1 acre of land is situated across the lane, along with the off road parking, and consists of both lawn garden space and woodland along with a summerhouse and shed.



Ground Floor:

Cloakroom

Wash hand basin. Low flush W.C. Extractor fan.

Lounge 15'5" x 13'5" (4.719 x 4.098)

Multifuel stove back boiler set in Inglenook fireplace (with full service history). Exposed stone wall and ceiling beams. Radiator. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Living / Dining Room 12'1" max x 12'5" max (3.699 max x 3.792 max)

Exposed ceiling beams. Stone floor. Skylight. UPVC double glazed bi-fold doors to rear elevation.

Kitchen 6'3" x 13'3" (1.912 x 4.062)

Open plan to Living / Dining Room. Fitted kitchen with wall and base units. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Understairs storage. Radiator.

Utility Cupboard

Plumbing for washing machine. Space for dryer.

First Floor:

Landing

Stairs leading from lounge. Two cupboards. UPVC double glazed window to rear elevation.

Bedroom One 11'9" x 7'3" (3.585 x 2.210)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'8" x 5'10" (3.573 x 1.803)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Towel radiator. UPVC double glazed window to rear elevation.

Second Floor:

Bedroom Three 15'3" x 12'9" max (4.654 x 3.887 max)

Exposed stone walls. Ceilings beams. Undereaves storage. Velux window.

Parking

Off road parking for two / three cars.

Front Garden

Patio garden.

Rear Garden

Enclosed patio garden plus one acre of land with garden areas and woodland. Summerhouse.

Other Information:

Septic tank shared with neighbours under the decking.

The property runs off mains electric with which powers an immersion heater for hot water.

The heating is powered by the back boiler on the multifuel stove.

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.

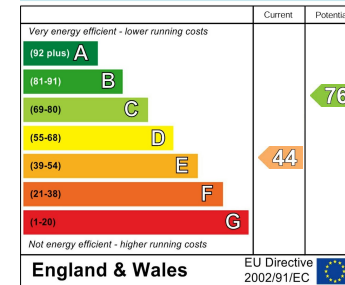
The three words designated to this property is:
suppose.encourage.media

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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 (CO₂) Rating

