



Oldham Road, Sowerby Bridge, HX6 4QU  
£900

**E&H** Edkins Holmes  
ESTATE AGENTS



Edkins & Holmes are pleased to offer this substantial four bedroom through terrace to the market for let. The property has recently gone through a programme of modernisation. This property will make a substantial family home in the very popular residential area of Rishworth. To the rear is a raised gravelled area and tarmac yard to the rear useful for hanging out washing. The property benefits from PVCu double glazing and gas central heating with pleasant views over the surrounding hillside..

Rishworth is set in the Ryburn Valley and is conveniently located for the M62 network for commuters travelling along the trans Pennine commuter belt. Alternatively the villages of Ripponden and Sowerby Bridge are a short drive away. The very popular Booth Wood Inn is ideal for eating out or socialising and the Independent Rishworth School is a very well regarded school catering for all ages 3-18. The Ryburn Valley offers many options for walkers and cyclists alike where you can travel the smaller country roads and appreciate the beauty of the Pennine landscape.

The accommodation, set over three floors, briefly comprises of an entrance hall, living room, kitchen diner, utility with access to the rear, to the first floor two bedrooms and the house bathroom with separate w/c and to the second floor two further bedrooms.

This property will be of interest to a family looking to make a home. To book a viewing please enquiry to our office who will be happy to assist you.

EPC Rating : E  
Council Tax Band : C



Entrance Hall

Enter the property and step into this spacious hallway providing access to the principal ground floor rooms.

Lounge 14'1" x 14'10" (4.3012 x 4.535)

"Featuring a central stone fireplace with an inset solid fuel stove, complemented by a double glazed window and a gas central heating radiator, this room combines character with comfort and energy efficiency

Kitchen / Diner 13'1" x 11'8" (4.012 x 3.577)

With a range of wall and base units with complementary work surfaces and tiled splashback. Stainless steel sink with chrome mixer tap. Built in electrical oven, space for a tall fridge freezer. Gas central heating radiator and double glazed window

Utility Room 4'8" x 10'10" (1.434 x 3.303)

Plumbing for an automatic washing machine and tumble dryer, under stairs storage and door leading to the rear.

First Floor Landing

Bedroom One 12'4" x 11'10" (3.769 x 3.630)

Double glazed window with views over the hillside opposite and radiator.

Bedroom Two 11'8" x 11'7" (3.573 x 3.545)

Double glazed window with views to the rear and radiator.

Bathroom 6'5" x 8'1" (1.978 x 2.481)

A fully tiled room with a three piece bathroom suite comprising of a sink with pedestal, bath and separate enclosed shower with chrome towel radiator.

Separate W/C 2'9" x 7'6" (0.843 x 2.3)

Housing boiler and w/c

Second Floor Landing

Bedroom Three 17'8" x 15'2" (5.389 x 4.632)

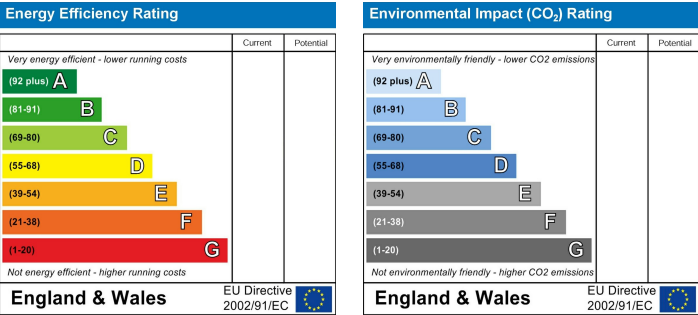
With velux windows fitted and radiator

Bedroom Four 15'4" x 12'4" (4.674 x 3.772)

With velux windows fitted and radiator

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.



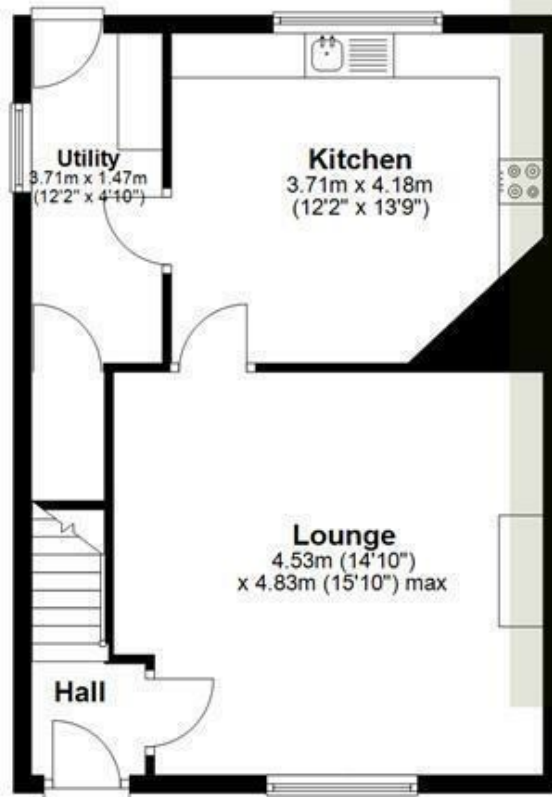




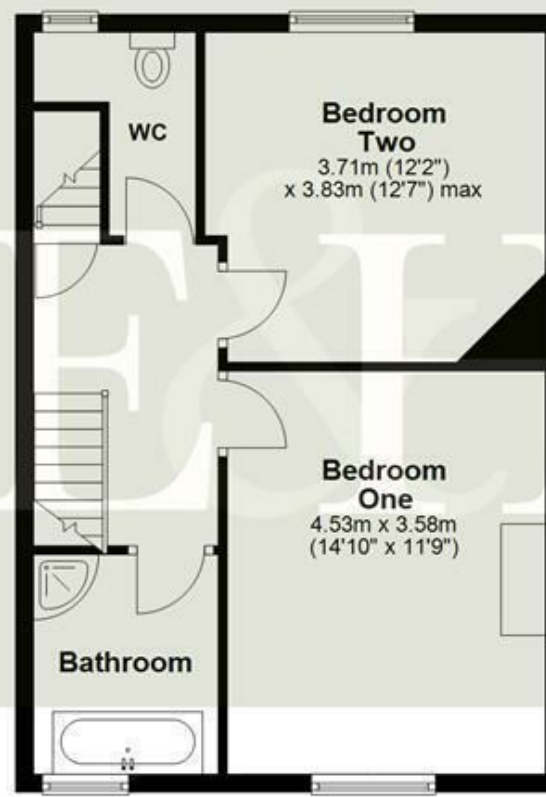




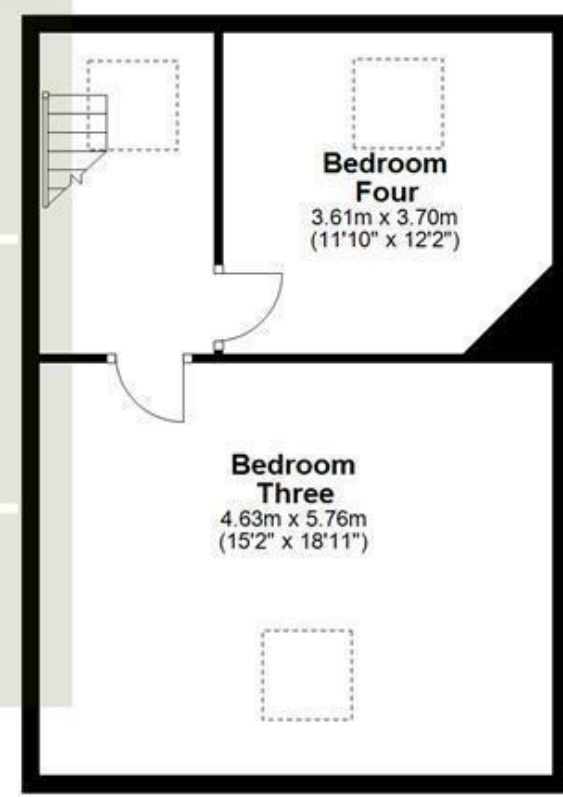
**Ground Floor**



**First Floor**



**Second Floor**



All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.