



## 16 Vale Court Mill Fold Way

Ripponden, HX6 4HS

**£1,500 PCM**







Available to let is this well presented three bedroom semi-detached home, in the sought after area of Ripponden. Built in 2018, the property has a tasteful contemporary finish throughout, with built in appliances, ground floor WC and master bedroom with ensuite, the property will be of particular interest to families and professionals.

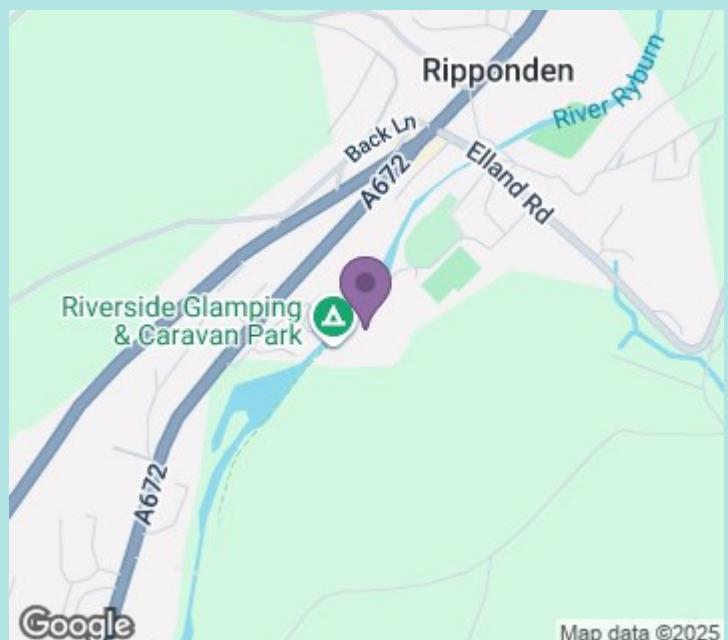
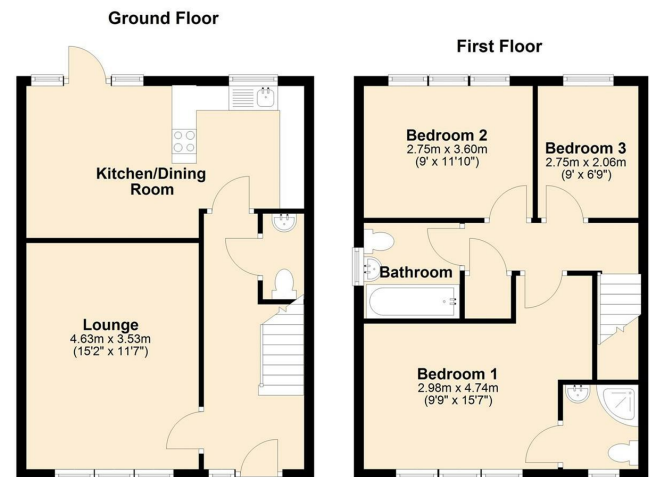
### Accommodation

Upon entering the property, there is an entrance hall with under-stair storage and a WC. There is a large lounge to the front of the property, and an open plan kitchen/dining room to the rear. Tastefully designed, the kitchen includes integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine. There is ample space for a dining table, and there is access to the rear garden. To the first floor there is a master bedroom with ensuite shower room, a second double bedroom and good sized single bedroom, and a family bathroom with three piece suite to include shower over bath, basin and low flush WC. Externally, there is a driveway with parking for two cars, and an enclosed rear garden.

### Location

Vale Court is conveniently located on a no-through-road near the centre of Ripponden. Benefitting from a riverside location, the property offers a tranquil hub for walks along the River Ryburn and has excellent amenities including Mill Fold Park and tennis courts. There is a wide variety of eateries, pubs and shops which can be accessed on foot in approximately 10 minutes, as is Ripponden Junior & Infant School. There are excellent transport links via the A672 to the M62 network, and towards Halifax via the A58 in the opposite direction.

Council tax band: D  
EPC rating: B  
Deposit: £1,730



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