



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.

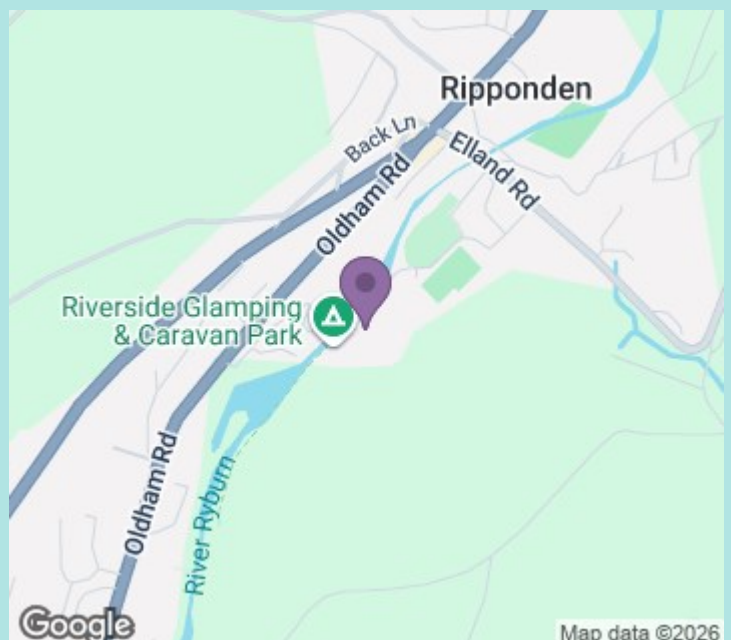
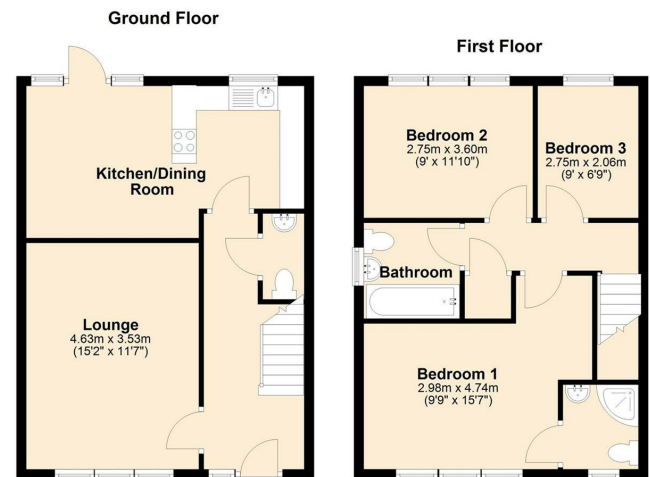
Accommodation

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



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.