

# Walker Singleton

## FOR SALE

**Flats 1-4**  
**Back Fold**  
**Ripponden**  
**Sowerby Bridge**  
**HX6 4BP**

- Four Well Presented Flats
- Currently Producing £31,200 per annum
- Gross Yield 7.34% Based on Asking Price
- Considered Scope for Rental Growth
- Enquire for Further Information
- Located in Sought After Village of Ripponden



# FOR SALE

## Flats 1-4, Back Fold Ripponden, HX6 4BP

### Location

The property is located in the heart of Ripponden village centre, a popular and sought-after residential location owing to the mixture of quaint retailers, characterful public houses and restaurants, scenic Ryburn Valley surroundings and excellent proximity to the Junction 22 of the M62 Motorway. Ripponden is known locally as an affluent area, according to the Office of National Statistics the neighbourhoods of Ripponden, Rishworth and Barkisland boasted the highest average household income (February 2024).

### Description

The property comprises four flats located across the first and second floors of a larger three-storey mixed-use block.

The flats all present to an equally well-presented specification throughout, with the second floor exhibiting retained character features such as exposed timber beams. The kitchens and bathrooms are all fitted with modern fixtures and fittings and there is an otherwise clean neutral décor to the living and bedroom areas.

The ground floor retail accommodation has been sold separately on Long Leasehold interests.

### Price

**£425,000 for the Freehold Interest.**

### Income

The property is let producing:

- Flat 1: £600pcm
- Flat 2: £650pcm
- Flat 3: £650pcm
- Flat 4: £700pcm

The total combined income is therefore £31,200 per annum. We consider that there is an opportunity to increase the income based on current market rates and further details are available upon application.

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### Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M	Beds
Flat 1 (IPMS 3B)	589	54.73	2-bed
Flat 2 (IPMS 3B)	686	63.71	2-bed
Flat 3 (IPMS 3B)	706	65.56	1-bed
Flat 4 (IPMS 3B)	1,115	103.56	3-bed
Total Area IPMS 2	3,335 Sq. Ft (309.83 Sq. M)		

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

### Council Tax Bandings

Each flat has been assessed with a Council Tax Banding of A under the billing authority of Calderdale.

### EPC

The property has been assessed with the following EPC Ratings:

- Flat 1 – C (expiry January 2034);
- Flat 2 – C (expiry January 2034);
- Flat 3 – D (expiry November 2028);
- Flat 4 – B (expiry February 2027);

### Terms

The freehold interest is being sold. The price quoted are exclusive of VAT which is understood not to be applicable. Each party is to be responsible for their own legal costs incurred in any sale transaction.

### Viewing

For further information or should you wish to arrange a viewing, please contact the sole agents:

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)



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