



Riverside Court, Ripponden Sowerby Bridge HX6 4BW

welcome to

Riverside Court, Ripponden Sowerby Bridge

Briefly comprising of three bedrooms-one with en suite, kitchen/diner and living room area. There is an additional ground floor toilet and family bathroom on the first floor. Externally the property offers private driveway parking and garden to the side and rear.



Entrance Hall

The entrance hall is a bright and airy space with wooden door to the front, access to a W/C and storage room with plumbing for a washing machine and air outlet for tumble dryer. Situated off the entrance hall is the ground floor W/C.

The ground floor W/C comprises of tiled flooring, wash hand basin, W/C, central heating radiator and ceiling light point

Kitchen/ Diner

The kitchen/ diner is modern in design and benefits from tiled flooring, modern wall and base units with granite effect work surface, stainless steel sink and drainer, integrated fridge/freezer and double oven, breakfast island with electric hob and extractor hood above, ceiling light points, central heating radiator, bi-folding doors to the rear providing ample natural light and access to the rear garden as well as benefiting from ample space for dining table and chairs.

Lounge

The lounge is generous in size and comprises of large double glazed windows to the rear overlooking the rear garden, ceiling spotlights and central heating radiators.

Family Bathroom

The family bathroom is modern in design with neutral tones throughout. Benefiting from tiled flooring and walls, bath with shower overhead, W/C wash hand basin, ceiling spotlights and towel radiator.

Master Bedroom

The master bedroom is generous in size and comprises of a double glazed window to the rear, ceiling light point, central heating radiator and door to en suite. This room will easily accommodate a king sized bed and usual bedroom furniture.

The en suite benefits from a corner shower, W/C, wall hung wash hand basin, ceiling light point and tower

radiator.

Bedroom Two

Bedroom two is another double room comprising of a double glazed window to the front, ceiling light point and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

Bedroom Three

Bedroom three is currently utilised as an at home office/study and comprises of a double glazed window to the front, ceiling light point and central heating radiator.

Additional/ External

The property benefits from a fully boarded loft which is a good sized usable space. To the front the property offers a driveway for two cars and additional parking area to the side. To the rear is an enclosed garden primarily laid to lawn but with the benefit of a flagged area leading from the bi-folding doors. An ideal space for outdoor furniture. To the side there is a gate providing access to the front of the property as well as a large shed. Opportunity to extend subject to planning.



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welcome to

Riverside Court, Ripponden Sowerby Bridge

- Three Bedroom Semi Detached Property
- Driveway To The Front And Enclosed Garden
- No Onward Chain
- Well Presented Throughout
- Gated Community In Sought After Location

Tenure: Leasehold EPC Rating: B

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 250 years from 19 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SWB107970 - 0007

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