



Riverside Court, Ripponden Sowerby Bridge HX6 4BW

welcome to

Riverside Court, Ripponden Sowerby Bridge

Briefly comprising of three bedrooms-one with en suite, lounge, kitchen with a ground floor extension for a dining room to the rear. 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 rear.



Kitchen

The kitchen is spacious and modern in design. Benefiting 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 and double glazed window to the side.

Dining Room

The dining room leads from the kitchen and benefits from ceiling light point, central heating radiator, double glazed patio doors to the rear, ceiling skylight and double glazed window to the side providing ample natural light. This space will easily accommodate a dining table and chairs.

Lounge

The lounge is located on the second floor and is neutral in design. Benefiting from large double glazed window to the rear overlooking the garden, central heating radiator and ceiling spotlights. This spacious and bright room will easily accommodate usual living room furniture.

Bedroom One

The master bedroom benefits from a double glazed window to the rear, large built in wardrobes, central heating radiator, ceiling light points and door to en suite.

The en suite is a good size and comprises of a tiled floor and splashback, back to wall w/c, corner shower cubicle, wash hand basin and ceiling light point.

Bedroom Two

Bedroom two is another double room that benefits from 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 a bright room with a large double

glazed window to the front, central heating radiator and ceiling light point. This room could be utilised as an at home office/study or nursery.

Family Bathroom

The bathroom is modern in design with neutral tones throughout. Benefiting from tiled flooring, wall hung wash hand basin, back to wall w/c, bath with shower overhead and heated towel radiator.

Additional/ External

To the rear is a low maintenance enclosed garden that is the ideal space for hosting friends and family in the summer months. Benefiting from a large decked seating area. To the front is a driveway providing off street parking as well as additional parking spaces.



view this property online williamhbrown.co.uk/Property/SWB108001



welcome to

Riverside Court, Ripponden Sowerby Bridge

- Ideal Location
- NO CHAIN
- Well Maintained Throughout
- Three Bedrooms
- Garden And Off Street Parking

Tenure: Freehold EPC Rating: B

offers over

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108001



Property Ref:
SWB108001 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



williamhbrown.co.uk