

Charnock Bates

The Country, Period and Fine Home Specialist



81 Rochdale Road
Sowerby Bridge, HX6 4JT





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OIEO: £210,000





Summary Description

81 Rochdale Road is an impressive two bedroomed property boasting attractively presented accommodation set out over three floors. Situated within the prestigious village of Ripponden, close to a variety of local amenities with excellent access to the M62 motorway network. Enjoying far reaching views from an elevated position across the Ryburn Valley, this home requires an early internal inspection to be truly appreciated.

Internally the property briefly comprises; entrance vestibule and lounge to the ground floor. Kitchen/dining area with balcony to the lower ground floor. Two bedrooms and house bathroom to the first floor and additional loft room.

Location

The property is within walking distance of Ripponden which is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. The centre of Ripponden benefits from many fine eateries, bars, health centre, pharmacy, library and shops yet still remains close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area.



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General Information

The uPVC entrance door provides access into the entrance vestibule. Leading through to the well-presented lounge with windows to the front and rear elevation, exposed beams, uPVC door to the rear with Juliet balcony and multifuel stove set within a stone hearth with timber mantle providing an ideal place to relax.

Stairs lead down to the fantastic open plan kitchen/dining area boasting a range of fitted wall, drawer and base units with contrasting granite worksurfaces, undermounted stainless steel sink with mixer tap, tiled splashbacks, central breakfast island, vinyl wood effect flooring, inset ceiling spotlights and understairs storage cupboard housing the gas central heating boiler. Integral appliances include dishwasher, fridge/freezer, wine fridge, washing machine, electric oven, four ring hob and overhead extractor hood.

Patio doors lead onto the paved balcony benefiting from far reaching views from an elevated position forming an ideal area for alfresco dining.





An open staircase from the entrance vestibule leads to the first floor landing which accesses the two bedrooms and house bathroom having a three piece suite comprising; low flush WC, wash hand basin with mixer tap, bath with rainfall shower head attachment, tiled flooring and splashbacks, chrome ladder heated towel rail and inset ceiling spotlights.

The principal bedroom boasts a window to the rear elevation enjoying stunning views. Completing the first floor accommodation is the second bedroom with a window to the front elevation.

A pull down ladder from the first floor landing provides access to the loft room with a velux skylight window.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC







Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold

Directions

From the Ripponden office continue forward on the A58 Rochdale Road for a short distance until reaching 81 Rochdale Road on your left hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX6 4JT**

Local Information

Nearest Stations

Sowerby Bridge	3.4 miles
Halifax	6.2 miles

Nearest Schools

Ripponden Junior & Infant School	0.5 miles
Rishworth School	1.3 miles
Ryburn Valley High School	3.5 miles

Motorway Network

Junction 23, M62	4.7 miles
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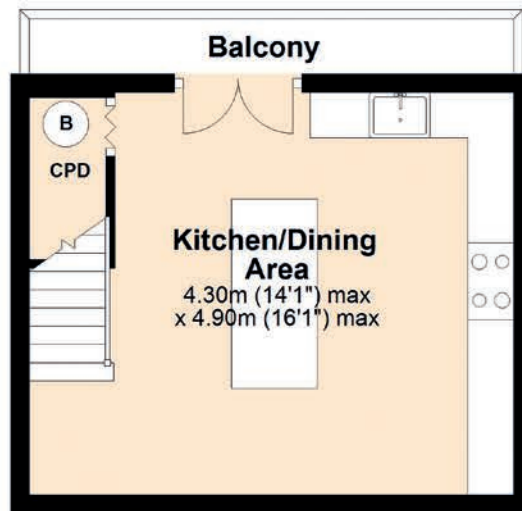


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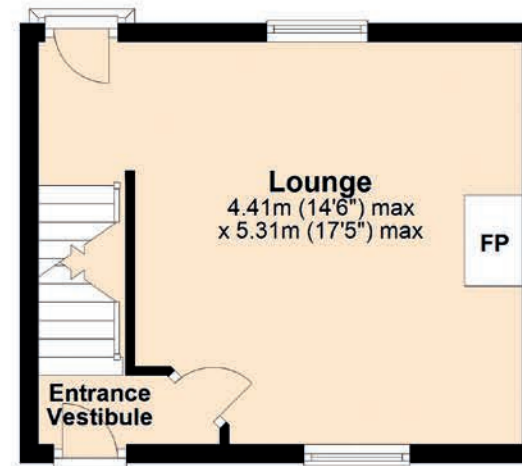


Floor Plans

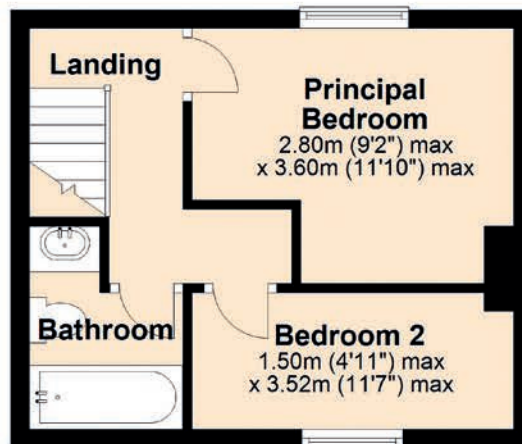
Lower Ground Floor



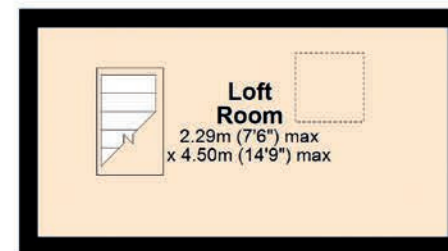
Ground Floor



First Floor



Loft (Restricted Head Height)



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