

Charnock Bates

The Country, Period & Fine Home Specialist



7 Waterside Close
Ripponden, Halifax, HX6 4BX





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FIRST FLOOR APARTMENT



THREE DOUBLE BEDROOMS



DRIVEWAY PARKING FOR TWO CARS

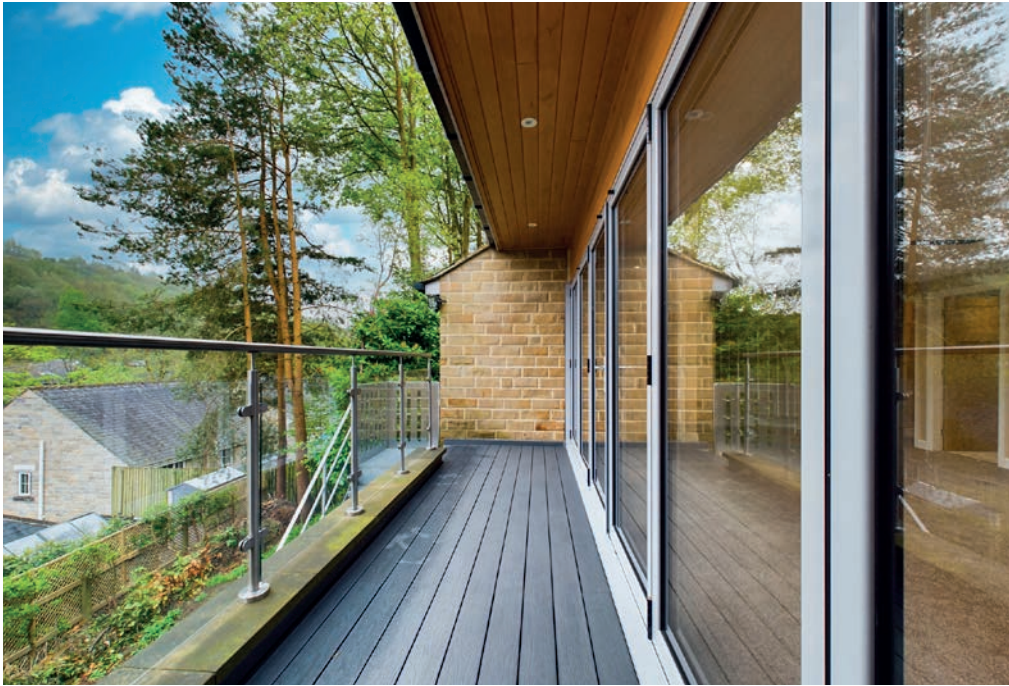


COMPOSITE DECKED BALCONY WITH GLASS BALUSTRADE

Guide price: £345,000

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Summary

In the heart of the sought after Ripponden Village, offering contemporary accommodation over two floors, Waterside Close is an impressive first-floor apartment offering a wealth of high-quality fixtures and fittings throughout with dual-zone underfloor heating, inset Bose surround sound speaker system, SONOS Home sound system and in-ceiling hidden televisions to three rooms.

Internally, the property briefly comprises; open plan living kitchen, two double bedrooms with Jack & Jill en-suite, house bathroom and storeroom/study to the ground floor and principal bedroom with en-suite to the first floor.

Externally, a pebbled driveway provides off-street parking for two cars while floor to ceiling bi-fold doors open out to a South-East facing, composite decked balcony with glass balustrade enjoying a fantastic outlook across the Valley.

Location

Ripponden is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. Bus routes are close by as are many country walks. The centre of Ripponden benefits from independent restaurants and public houses, health centre, pharmacy, library and shops yet remaining 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 with Ripponden Junior & Infant School close by.



General Information

Access is gained through bi-fold doors into the impressive open plan living kitchen benefitting from dual aspect windows allowing for natural light, newly fitted carpets with underfloor heating and inset ceiling Bose speakers and a remote-controlled drop-down flat screen television housed within the ceiling. A door from the living space leads through to a storeroom/study and a spiral staircase rises to the first floor.

The kitchen area is finished with marble tiled flooring with underfloor heating and offers a breakfast bar and a range of cream high gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include; Bosch electric fan assisted oven, microwave, Bosch four-ring induction hob with Neff extractor hood above, dishwasher, washing machine and fridge freezer.

Two double bedrooms access a fully tiled Jack & Jill en-suite boasting a two-piece suite comprising a concealed cistern w/c and wash-hand basin with storage beneath, and with a wet area with rainfall shower. One of the bedrooms showcases French doors leading out to a Juliette balcony with glass balustrade enjoying an outlook towards the Valley, and both benefit from newly fitted carpets with underfloor heating, floor to ceiling built-in sliding door wardrobes, inset ceiling Bose speakers and a remote-controlled drop-down flat screen television housed within the ceiling.

Moving through to the fully tiled house bathroom enjoying a contemporary three-piece suite comprising a low flush w/c, wash-hand basin with chrome monobloc tap and fitted led mirror, and walk-in rainfall shower cubicle. Finished with porcelain tiled flooring benefitting from underfloor heating.

The principal bedroom suite is located to the first floor of the apartment, a spacious room with three Velux windows allowing for natural light. A floor to ceiling fitted wardrobe is central in the room with a wall-mounted television. A fully tiled en-suite boasts a contemporary three-piece suite comprising a concealed cistern w/c, double wash-hand basins and panelled bath.

Externals

The property is accessed through a secure hand gate shared with No 6, with steps rising to No 7. Floor to ceiling bi-fold doors from the open plan living kitchen open out to a South-East facing, composite decked balcony with glass balustrade creating the perfect entertaining space to sit and relax and take in the wonderful views. A pebbled driveway provides off-street parking for two cars.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Wayleaves, Easements and 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.

















Directions

From Halifax town centre proceed up King Cross Street (A58) and then continue on Rochdale Road (A58) towards Ripponden Village. At the traffic lights, keep left on to Oldham Road (A672) and then take a left-hand turn after to Co-Op and follow the cobbled road down to the bottom.

For satellite navigation: **HX6 4BX**

Local Information

NEAREST STATIONS	Sowerby Bridge	3.2 miles
	Mytholmroyd	5.3 miles
	Halifax	5.7 miles
NEAREST SCHOOLS	Ripponden Pre-School	0.2 miles
	Ripponden Junior & Infant School	0.3 miles
	Rishworth School	0.8 miles
MOTORWAY NETWORK	M62, Junction 23	5.3 miles

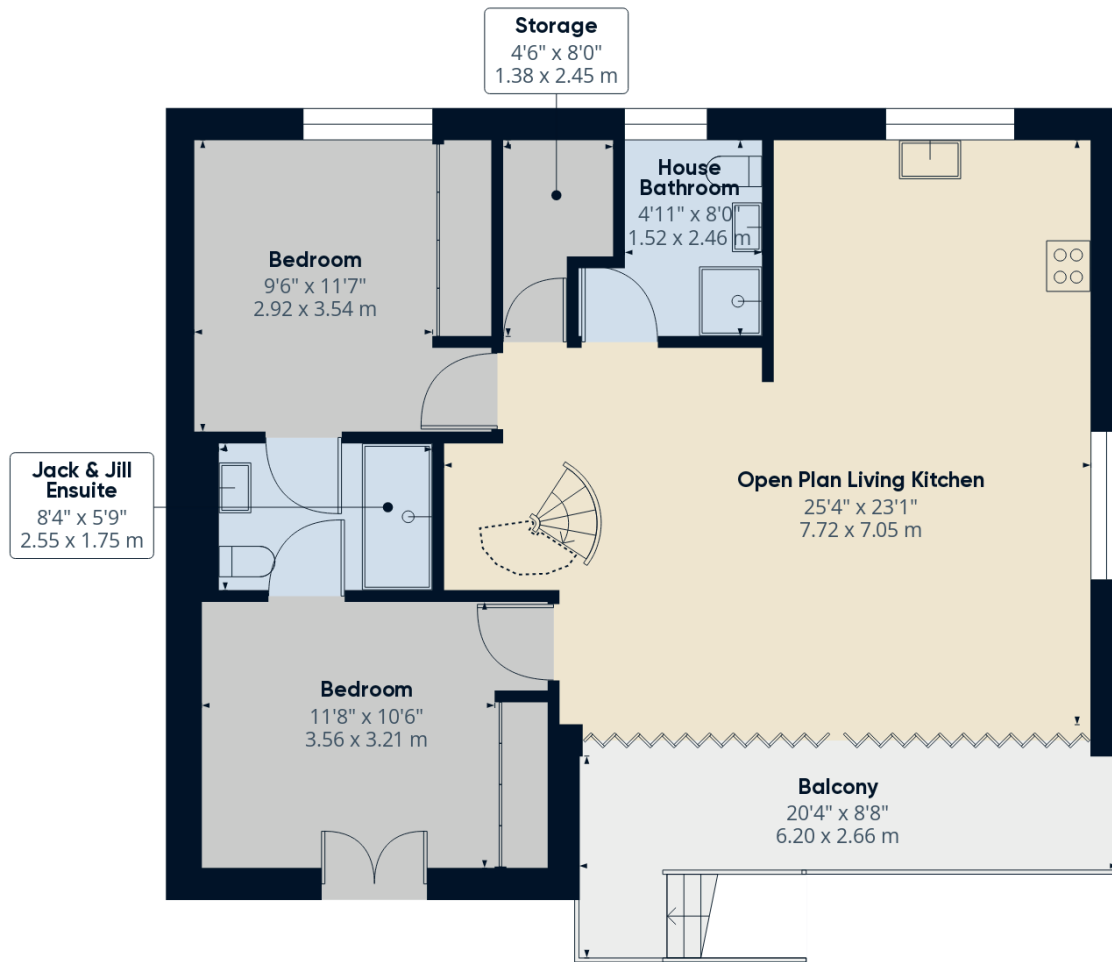
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band A
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	No current supplier
MOBILE SIGNAL	Good coverage

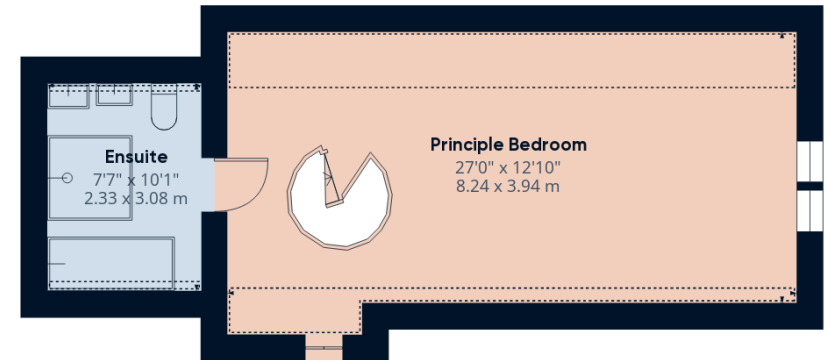


Floor Plans

First Floor



Second Floor



Total approximate floor area:
1,287.08 sqft (119.57m²)

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

Oak House
New North Road
Huddersfield HD1 5LG
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