

Charnock Bates

The Country, Period & Fine Home Specialist



6 Waterside Close
Ripponden, Halifax, HX6 4BX





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GROUND FLOOR APARTMENT



TWO DOUBLE BEDROOMS



OFF-STREET PARKING

Guide price: £225,000

charnockbates.co.uk





Summary

An impressive, recently completed ground floor apartment in the heart of the sought-after village location of Ripponden offering first occupancy. Boasting contemporary living accommodation finished to an exceptionally high standard, with a bespoke kitchen and Cappuccino marble tiled flooring benefitting from multi-zone underfloor heating.

Internally, the property briefly comprises; open plan living kitchen, principal bedroom with en-suite, second double bedroom, house bathroom and store/cloakroom.

Externally, the property is accessed through a secure hand gate shared with number 7, with off-street parking for one car.

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 a timber panelled and sealed unit double glazed door into the impressive open plan living kitchen, having a contemporary feel, finished with Cappuccino marble tiled flooring benefitting from underfloor heating and with dual aspect windows allowing for natural light. A store/cloakroom off the living area provides useful storage space.

The kitchen offers a breakfast bar, and a range of light grey, handleless soft-closing wall, drawer and base units with contrasting laminated worksurfaces incorporating a ceramic one and half bowl sink and drainer with mixer-tap. Integrated appliances include; Bosch electric fan assisted oven, Bosch four-ring induction hob with extractor hood above, dishwasher, washing machine and fridge freezer.

The generous principal bedroom benefits from built-in floor to ceiling mirror fronted sliding door wardrobes and a part tiled en-suite offering a contemporary three-piece suite comprising a concealed cistern w/c, wash-hand basin with chrome monobloc tap and LED mirror, and a double walk-in rainfall shower.

Completing the accommodation is a second double bedroom benefitting from built-in floor to ceiling mirror fronted sliding door wardrobes and the house bathroom, boasting a contemporary three-piece suite comprising a concealed cistern w/c, wash-hand basin with chrome monobloc tap and LED mirror, and panelled bath with overhead shower attachment.

Externals

The property is accessed through a secure hand gate shared with number 7, with off-street parking for one car.

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	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	No current supplier
MOBILE SIGNAL	Good coverage



Floor Plan



Total approximate floor area:
950.38 sqft (88.29m²)

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Lister Lane
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