

NEW DEVELOPMENT

# COTTON TOPS DRIVE

Ripponden • Halifax • HX6 4FJ

**FINAL PHASE**  
THREE DETACHED HOMES



Charnock Bates



# THE DEVELOPMENT

Plot 22	£625,000
Plot 23	£615,000
Plot 24	£750,000

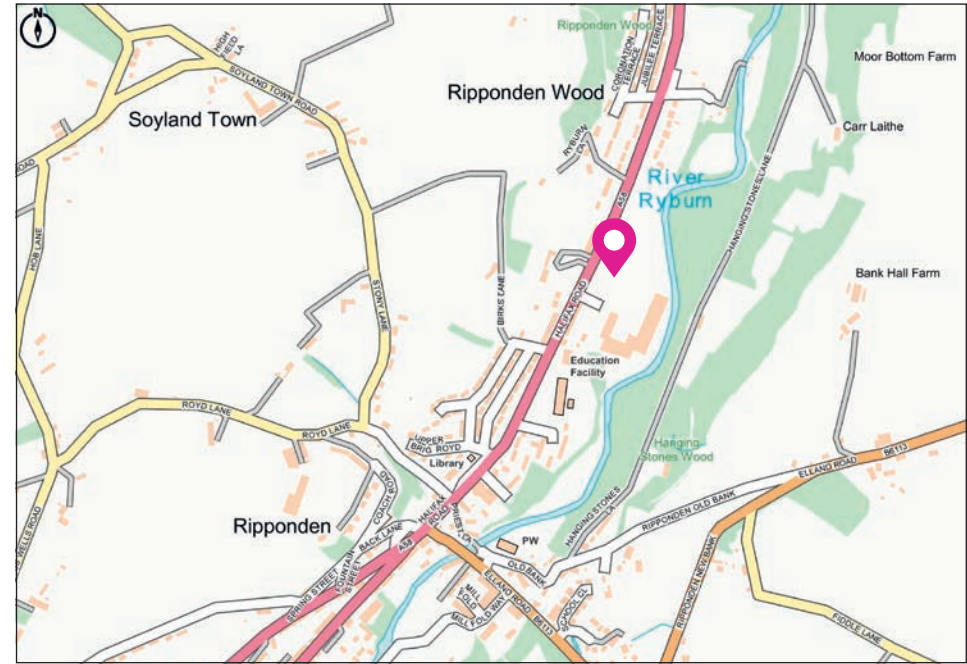
## 22, 23 & 24 COTTON TOPS DRIVE

Ripponden • Halifax • HX6 4FJ

COTTON TOPS DRIVE • RIPPENDEN







## LOCATION

Occupying the site of the former Victoria Mill, this development of 24 residential properties is set within this highly desirable semi-rural location close to the centre of Ripponden Village within the picturesque Ryburn Valley. The village is positioned approximately 3 miles south-south-west of Sowerby Bridge, 5 miles south-west of Halifax and 7 miles west-north-west of Huddersfield.

A charming heritage village, Ripponden has dozens of listed buildings, among them the rebuilt Ripponden Old Bridge beside which is The Old Bridge Inn where behind an exterior from the mid-1700s there are even older interior features and a history dating back to 1307. Also next to the old bridge is St Bartholemew's Church. Dating from 1868, which it is the fourth to be built on the site since 1464.

Boasting excellent commuter links and access to a wide range of local amenities, the area is popular with professionals and families. With junction 22 of the M62 motorway network approximately 5.5 miles from the development, the area has excellent road links to both Manchester and Leeds, whilst regular rail services running from stations in Sowerby Bridge, Halifax and Huddersfield give regular access to northern business centres, along with some direct services to London.







22/23 COTTON TOPS • REAR ELEVATION



22/23 COTTON TOPS • FRONT ELEVATION

## ACCOMMODATION

A small freehold development comprising of just 24 properties set in a picturesque South facing location looking onto woodland and close to the River Ryburn.

**Plots 22 and 23** are three storey detached properties, each comprising of 4 bedrooms, one with en-suite on the second floor and a second with a Jack and Jill shower room on the first floor. The ground floor boasts a large open plan living kitchen area, a utility room and WC. There is a private living room located on the first floor for relaxation. The second floor hosts a total of 3 bedrooms and the house bathroom.

**Plot 24** is a sizeable 4/5 bedroom detached family home occupying a large corner plot offering the potential to create garaging subject to obtaining any relevant planning consents. Having pleasant gardens to three sides and banking down to the River Ryburn at the rear the internal accommodation briefly comprises, generous living kitchen, dining, family room to the ground floor along with utility room and WC. The first floor boasts living room, home office/bedroom, bedroom with en-suite. Completing the accommodation are three further double bedrooms with the principal having en-suite, house bathroom.

Externally the properties have planted and paved entrance area to the front along with private off-street parking area for several cars.

To the rear an enclosed terrace and lawn area facing south-west provide an ideal entertaining space enjoying an open outlook across the River Ryburn and woodland running along the opposite side of the valley. Additionally, the properties benefit from a further area of land running down to the banks of the river. Offering prospective purchasers, the option to use the land for a variety of uses included growing vegetables or fruit trees, play area for children or potential for home office or garden room subject to any necessary planning consents that may be required.





24 COTTON TOPS • REAR ELEVATION



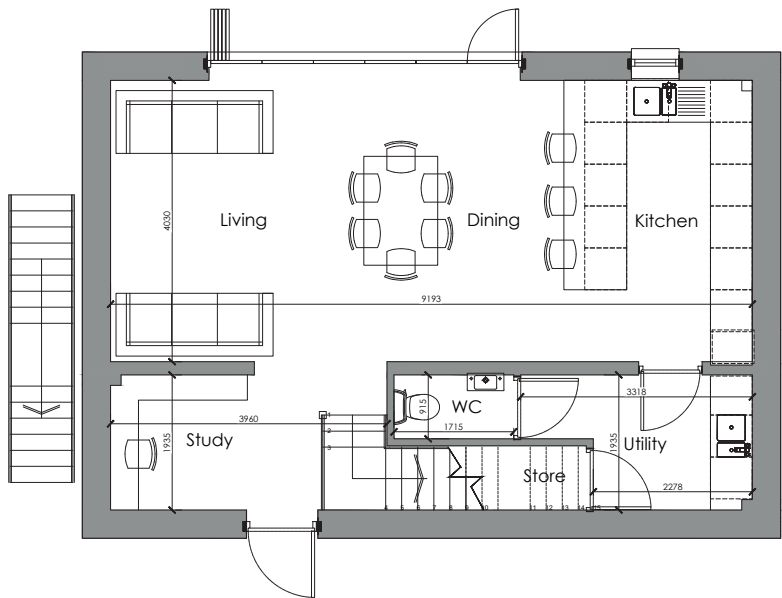


24 COTTON TOPS • FRONT ELEVATION

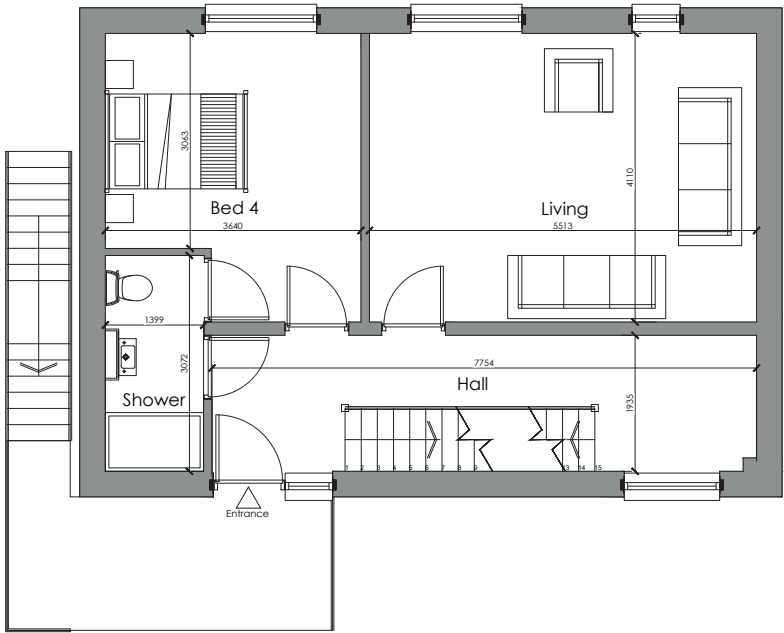


# FLOOR PLANS • 22 & 23

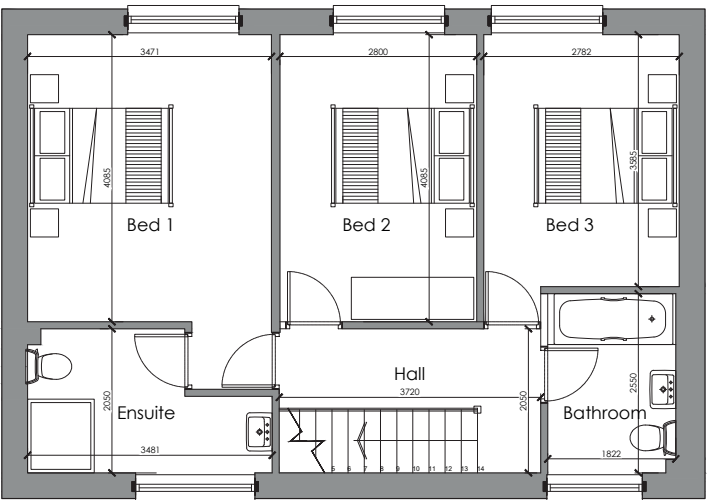
Ground Floor



First Floor



Second Floor

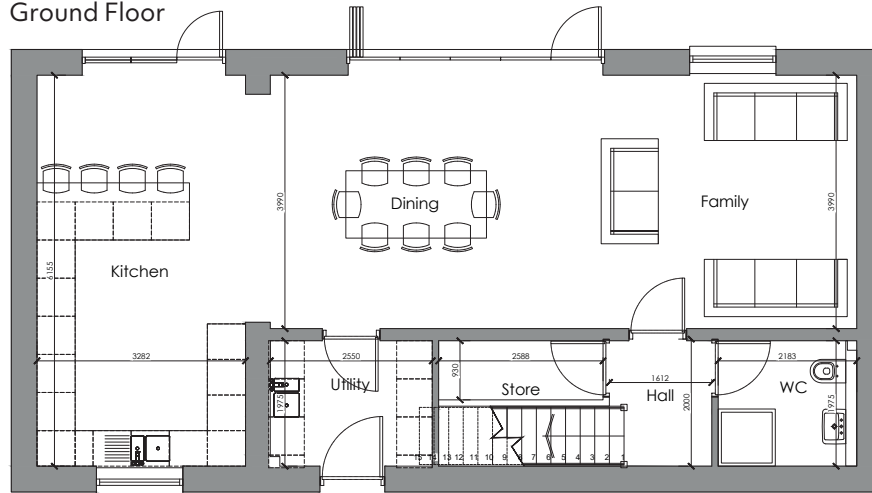


Drawings are Architect's plans that may be subject to change to layout and dimensions throughout the development stages.

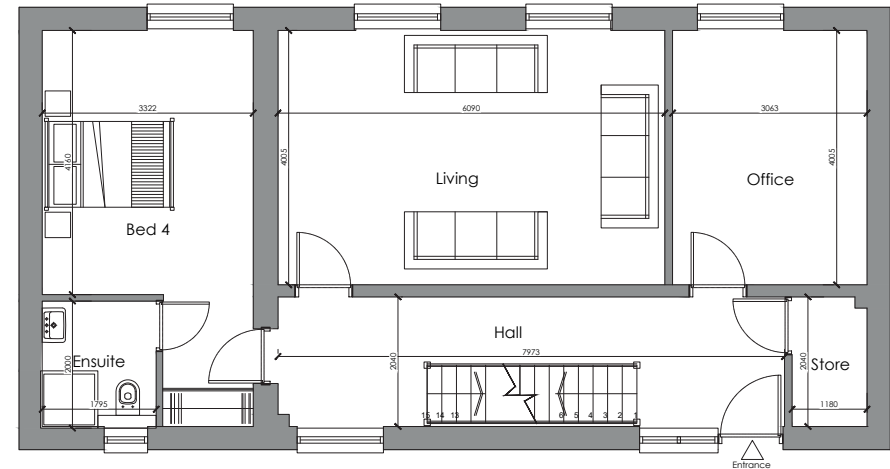
Customers should note that any dimensions in plans displayed within this brochure are approximate and should not be relied upon when ordering furniture or fittings.

# FLOOR PLANS • 24

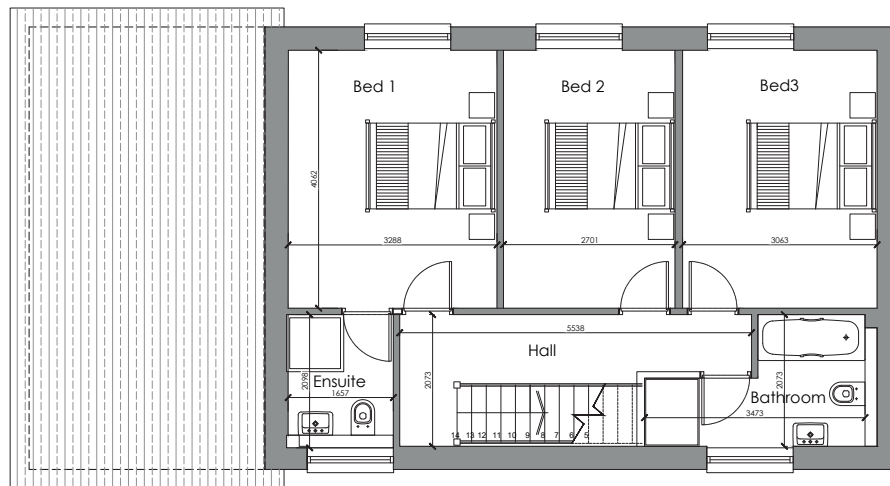
Ground Floor



First Floor



Second Floor



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Customers should note that any dimensions in plans displayed within this brochure are approximate and should not be relied upon when ordering furniture or fittings.



# SPECIFICATION

## Kitchen

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- Bespoke modern choice of kitchens
- Integral fridge – freezer – oven – microwave
- Choice of gas or electric hob
- Choice of sink and mixer taps
- Neff appliances
- Q stone worktops and upstands
- Budget of £18,000 to cover kitchen and utility room

## Bathrooms and ensuites

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- White contemporary sanitaryware
- Tiling to kitchen floor and lower ground
- Tiling to bathrooms – en-suite – w/c – floors
- Glazed shower screed to shower enclosure

## Decoration

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- Internal walls with white finish
- Gloss paint to internal woodwork throughout
- Prefinished oak contemporary doors
- Door furniture chrome lever rose
- Choice of glass or timber balustrading to main staircase

## External

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- Block paved driveways
- Indian stone paving to paths
- Quality timber fencing to plot boundaries (approx 15m then post and rail)
- Contemporary lighting to both front and rear
- Grey UPVC fascia and soffits
- Black gutters and down pipes
- Indian stone patio area projecting 4m from the rear of the property
- Turfing 10m from rear patio

## General

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- Chartwell green UPVC double glazed windows – white on inside face
- Composite front door with black ironmongery
- Bi-fold doors to rear of property
- Underfloor heating to lower ground floor
- Dual zone controlled central heating throughout
- Thermostatic radiator valves
- Chrome towel rails to bathroom and ensuite
- 10-year building warranty
- Porcelanosa tiles
- EV Charging point to front of property
- 10-year building warranty
- Porcelanosa tiles
- EV Charging point to front of property

## Electrical

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- TV and aerial points to living rooms and principal bedroom
- BT ready point
- Down lighters to kitchen – bathrooms – en-suite
- Mains smoke alarms

## Safety

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- Multi point locking system to front door
- Chrome window locks to all opening windows
- Locking system to rear doors
- Burglar alarmed system

## WARRANTY

Q Assure Build Ltd.

## TENURE

Freehold.  
Annual service charge payable for the upkeep of communal areas and associated costs, currently £225pa.



## THE DEVELOPER



Redwaters is a company built on a strong Irish heritage which goes back to 1924 and has grown to become one of the best known bespoke development companies in the North West of England.

### **Why choose Redwaters?**

In a nutshell because we are good at what we do. We pride ourselves on quality and creating a product you won't find anywhere else.

We aim to provide houses that people aspire to live in, but are also good value for money and a sound investment. But we don't just build developments, we build relationships too. We realise we are only as good as our last project and wouldn't be around today if it wasn't for you. So we always, always listen to what our customers have to say and then act on it. It's called putting you first. We wouldn't have it any other way.

[redwaters.co.uk](http://redwaters.co.uk)





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