

Charnock Bates

The Country, Period & Fine Home Specialist



308 Oldham Road
Rishworth, Sowerby Bridge, HX6 4QG





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STONE-BUILT COTTAGE



TWO DOUBLE BEDROOMS PLUS ATTIC ROOM



DRIVEWAY FOR TWO CARS



LOW-MAINTENANCE REAR GARDEN

Offers in excess of: £225,000

charnockbates.co.uk





Summary

Situated in a sought-after location backing onto a rural open countryside, 308 Oldham Road is a charming two double bedroom stone-built cottage with a driveway and generous rear garden. The property is close to well-regarded schools and local amenities alongside excellent transport links.

Internally, the property briefly comprises; entrance hallway, lounge and kitchen diner to the ground floor, cellar to the lower ground floor, principal bedroom, second double bedroom and shower room to the first floor and attic room to the second floor.

Externally, the property has a tarmac driveway providing off-street parking for two cars with further on-street parking. To the rear, a generous, low maintenance flagged garden with external store.

Location

Rishworth is a superb, rural location having excellent access to the M62 network for both Leeds and Manchester. Rishworth is close to the centre of Ripponden which offers a variety of fine eateries, bars and shops. There are good local schools in the area with Rishworth School across the road. Train stations in nearby Sowerby Bridge and Halifax provide direct access to the cities of Leeds, Manchester, Bradford and Halifax, which also has a direct train to London. Both Manchester and Leeds Bradford Airports are easily accessible.

General Information

Access is gained into the side facing entrance hallway from the tarmac driveway, with a staircase rising to the first floor.

The first door on your right takes you through to the lounge, boasting an exposed beamed ceiling and a stone-mullion window and external composite door to the front elevation. A multi-fuel burner sits at the focal point within the chimney breast.

To the opposite side of the hallway is the kitchen. The kitchen offers a range or high-level, drawer and low-level units with contrasting roll-edged worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. A door accesses a cellar room.

Proceeding up the staircase, the spacious principal bedroom is positioned to the front elevation, boasting dual-aspect stone-mullion windows and an open fire to the focal point with feature stone surround.

A second double bedroom is positioned to the rear of the property, with a mullion window enjoying an outlook over the rear garden. A feature open fire with stone surround is the focal point of the room while a staircase rises to an attic room.

The attic room boasts exposed beams and stonework, with two velux windows allowing for natural light.

Completing the first-floor accommodation is the fully tiled family shower room, boasting a three-piece suite comprising a w/c, pedestal wash-hand basin and double walk-in shower.











Externals

To the side of the property, a tarmac driveway provides off-street parking for two cars, with further on-street parking if required. The driveway continues round to the rear garden, offering a stone-flagged terrace with steps leading to an enclosed slate chipping seating area, ideal for alfresco dining and entertaining guests. A stone-built out house completes the externals.

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 these rights whether public or private, whether mentioned in these particulars or not.

The mature trees do have Tree Preservation Orders, please contact us for more information.

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 proceed up King Cross Street (A58) towards King Cross traffic lights. At the traffic lights, keep left to continue on Rochdale Road (A58) towards Ripponden Village. At the traffic lights, keep left on to Oldham Road (A672) and follow the road for approximately 1.2 miles where the property will be on your right-hand side.

For satellite navigation: **HX6 4RX**

Local Information

NEAREST STATIONS	Marsden	3.8 miles
	Sowerby Bridge	3.9 miles
NEAREST SCHOOLS	St Johns Primary School	0.1 miles
	Rishworth Secondary School	0.4 miles
MOTORWAY NETWORK	Junction 22, M62	3.4 miles

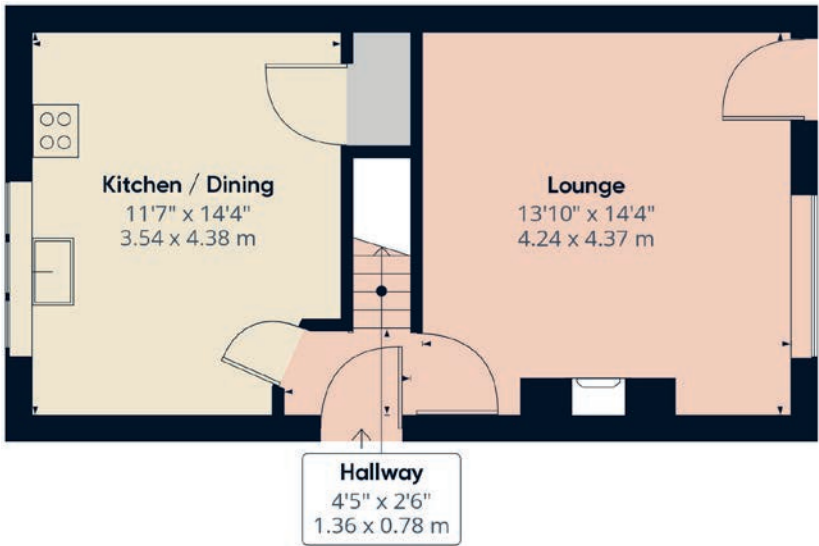
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	TBC
MOBILE SIGNAL	Good coverage

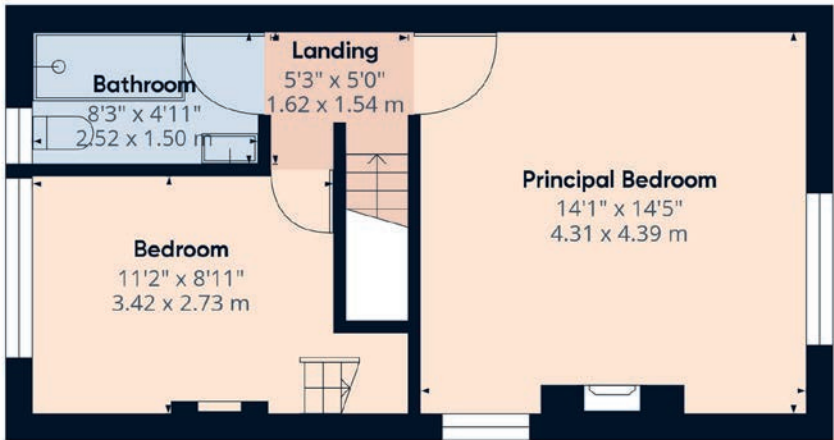


Floor Plans

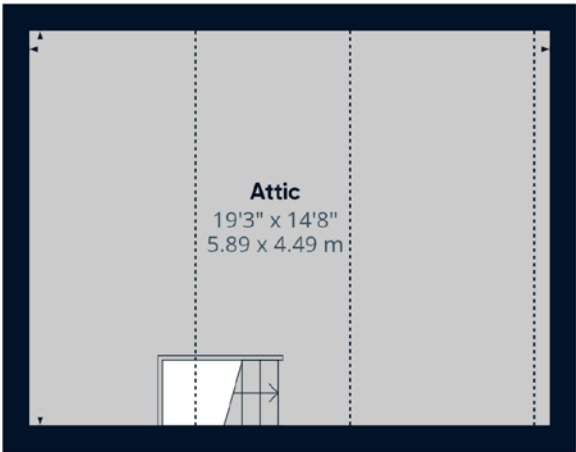
Ground Floor



First Floor



Attic



Total approximate floor area:
1,071.76 sqft (99.57m²)

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