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88 ROCHDALE ROAD

RIPPONDEN | HX6 4JT

This charming, well-presented cottage is situated in a semi-rural location within walking distance of the village of Ripponden and enjoys far-reaching views to all aspects.

The accommodation is arranged over two floors and comprises a spacious sitting room, fully fitted kitchen and two bedrooms complemented by a three-piece bathroom.

There is easy on-street parking.

NO UPWARD CHAIN



GROUND FLOOR
Entrance Vestibule
Sitting Room
Kitchen

FIRST FLOOR
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX
B

EPC RATING
D

INTERNAL

The accommodation is entered into an entrance vestibule which gives access into the sitting room.

The dual aspect sitting room is bright and airy and features an open fireplace housing an electric, stove effect, fire. The smart kitchen is equally bright with three windows to two aspects affording lovely rural views.

The kitchen is fitted with a range of cream Shaker-style units with wood-effect worktops and equipment includes a Neff electric oven with four-ring gas hob and extractor fan over, space for an undercounter fridge, plumbing for a washing machine and useful understairs storage cupboard.

On the first floor there are two bedrooms, both enjoying fabulous far-reaching countryside views. The bedrooms are complemented by a part-tiled three-piece bathroom comprising bath with shower over, WC and pedestal wash basin. There is also a useful airing cupboard as well as a hidden cupboard housing the boiler.

EXTERNAL

There is easy on-street parking opposite.

LOCATION

Centrally located in Ripponden, the property is within walking distance of the excellent village amenities including a health centre, dental practice and a selection of shops, pubs and restaurants.

The M62 is within 10 minutes drive, providing excellent commuter links to Leeds, Bradford, Manchester and beyond, and there is a mainline railway station at nearby Sowerby Bridge and Littleborough, both just 10 minutes drive away.

SERVICES

All mains services. Gas central heating (boiler located in cupboard in bathroom). UPVC double glazing.

TENURE

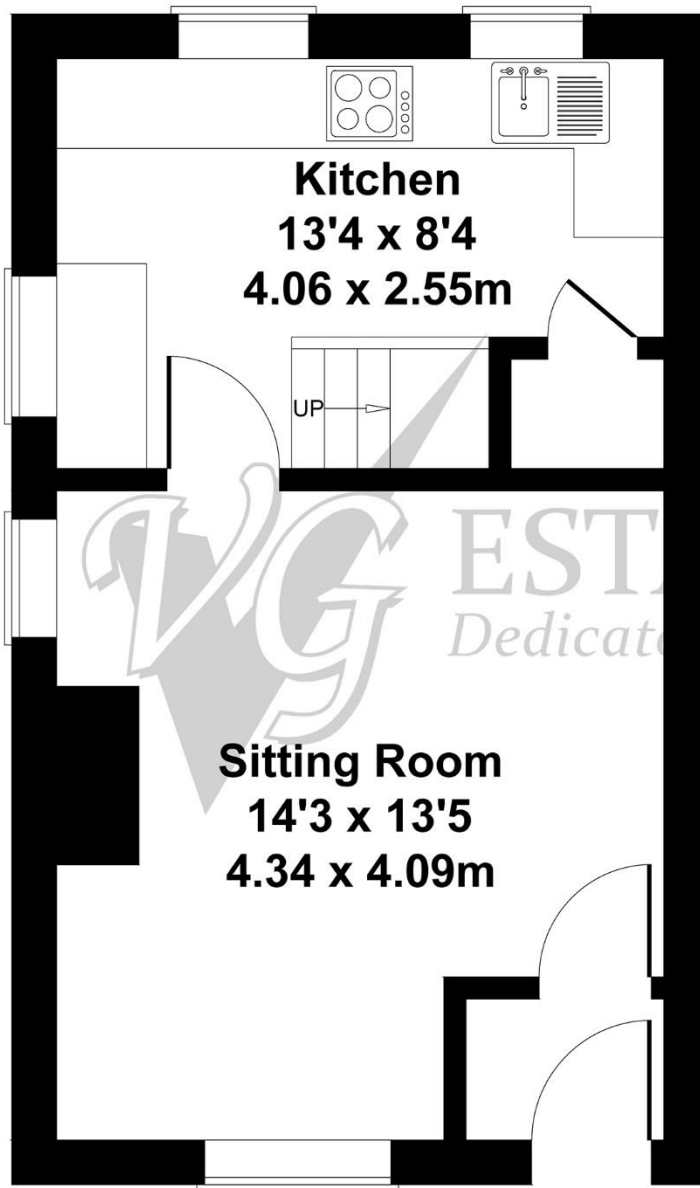
Freehold.

DIRECTIONS

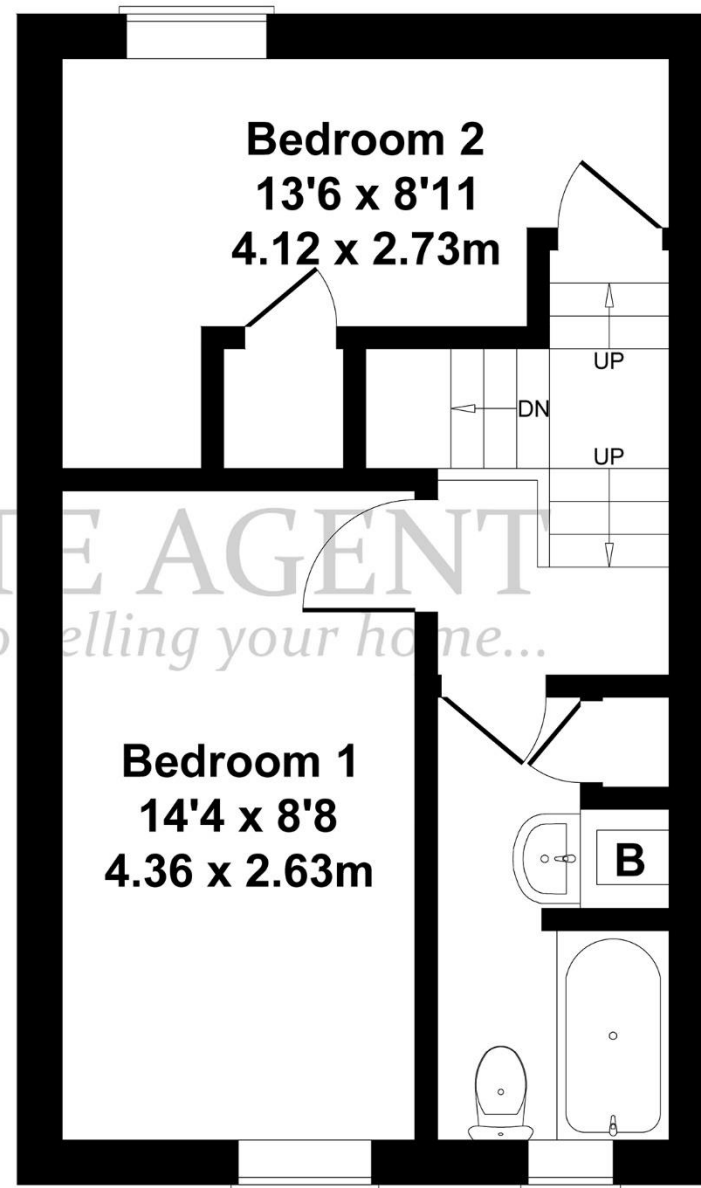
From Ripponden traffic lights take the A58 Rochdale road (right fork) and proceed uphill for approximately 1 mile and the property is on the right hand side, just after the right turn into Nursery Lane and left turn down to Swift Place.



**Approximate Gross Internal Area
635 sq ft - 59 sq m**



GROUND FLOOR



FIRST FLOOR



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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.