



VG ESTATE AGENT
Dedicated to selling your home...



19 LOWER MILL BANK ROAD

MILL BANK | HX6 3DX

A delightful country cottage under-dwelling nestling in the sought-after village of Mill Bank, enjoying far-reaching countryside views and situated in a slightly elevated position.

This characterful property has accommodation arranged over two floors which includes a spacious living room with fireplace, a fitted kitchen, generous double bedroom and three-piece en-suite shower room. The property is an ideal weekend bolt-hole, or for the busy professional, or first-time buyer.

Outside is a sunny patio and terraced garden.

This property benefits from having NO UPWARD CHAIN.



GROUND FLOOR

Living Room
Kitchen

FIRST FLOOR

Bedroom
Shower Room

COUNCIL TAX

A

EPC RATING

D

INTERNAL

The property is entered directly into the spacious living room with stone fireplace inset with an electric stove.

The kitchen features a vaulted ceiling and is fitted with base and wall units incorporating a breakfast bar. Equipment includes a single bowl stainless steel sink, electric oven with hob and filter canopy over, and plumbing for a washer. There is a useful understairs cupboard.

The generous double bedroom is located on the first floor and enjoys far-reaching rural views, the bedroom benefits from plentiful built-in storage and a three-piece ensuite shower room with corner shower cubicle, WC and pedestal wash basin.

EXTERNAL

Patio garden with stone steps leading to the lane below and terraced low-maintenance garden to the side elevation.

LOCATION

Mill Bank is an award-winning conservation village surrounded by some of the most beautiful countryside in the area with the choice of many footpaths through woodland onto open moorland. There is a pub/restaurant nearby, a post office/general store in nearby Triangle, and more extensive amenities within a 5-10 minute drive in Ripponden and Sowerby Bridge.

The village has a bus service, and there is a mainline railway station for Leeds/Manchester in Sowerby Bridge. The M62 motorway, junctions 22 and 24, are both within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. UPVC double glazing. Gas central heating with boiler located in the bedroom wardrobe.

TENURE

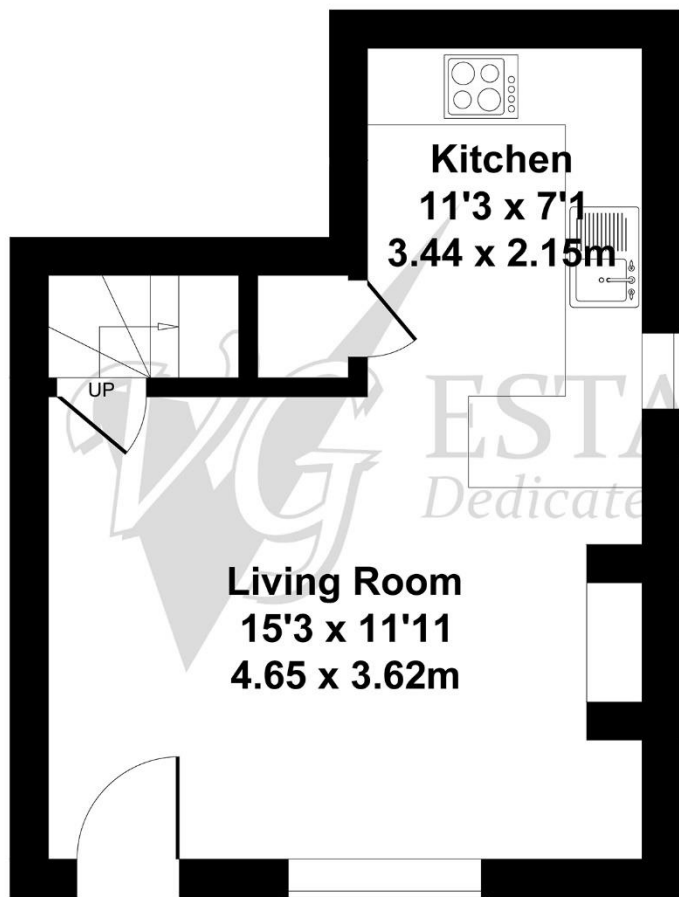
Leasehold with remainder of 999-year lease from March 1990.
No ground rent or service charges payable.

DIRECTIONS

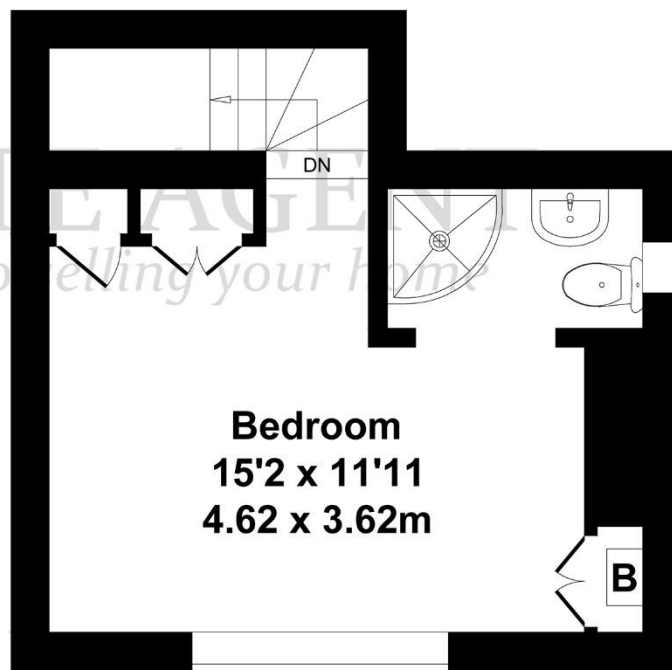
From the centre of Ripponden follow the A58 through Kebroyd and round the left-hand bend and take the right hand turn up Stubbing Lane just after the left-hand bend. Turn left onto Dean Lane and then join Mill Bank Road at the next junction, bear left into Lower Mill Bank Road and if driving park in the spaces at the top of the lane and walk the short distance to the property which is located on the right, as indicated by our For Sale board.



Approximate Gross Internal Area
474 sq ft - 44 sq m



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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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.