







3 ELLAND ROAD

RIPPONDEN | HX6 4DB

Located close to the heart of the village of Ripponden, this substantial family home offers exceptionally spacious and beautifully presented accommodation arranged over four floors.

Accommodation briefly comprises a huge dining kitchen to the lower ground floor with cloakroom, utility room and large keeping cellar; dual aspect reception room on the ground floor, three double bedrooms plus en-suite and family bathrooms on the first floor and superb fourth bedroom / study on the second floor enjoying fabulous views across the valley via triple Velux rooflights.

Outside there is private, off-road parking for two vehicles.



GROUND FLOOR

Entrance Vestibule
Snug
Sitting Room

LOWER GROUND FLOOR

Dining Kitchen
Utility Room
Cloakroom
Cellar

COUNCIL TAX BAND

B

FIRST FLOOR

Bedroom 1
En-suite Bathroom
Bedroom 2
Bedroom 3
Family Bathroom

SECOND FLOOR

Bedroom 4 / Study

EPC RATING

D

INTERNAL

This property is immaculately presented and benefits from newly installed windows with Acoustic glass to help retain heat and reduce noise (2022), solid oak flooring to the lower ground floor and new carpets to all the bedrooms and Sitting Room.

The property is entered into an entrance vestibule with staircase rising to the first floor and door leading into the dual aspect sitting room which is divided into a comfortable sitting area and snug. The snug features an open fireplace housing a multi-fuel stove and the sitting room features an oak fire surround with tiled hearth inset with an open fire.

The well-proportioned dining kitchen is located on the lower ground floor and features a range of bespoke, hand-painted units with timber worktops incorporating a Belfast sink. Equipment includes an electric oven, integrated fridge and freezer with plumbing for a slot-in dishwasher. The spacious dining area features a decorative cast-iron fireplace and an external door gives access to the rear seating area. The lower ground floor is completed with a small utility room with plumbing for a washing machine, a two-piece cloakroom and large storage cellar.

There are three large double bedrooms on the first floor with the master bedroom benefitting from a walk-in wardrobe and a four-piece en-suite bathroom housing a corner shower, bath, WC and pedestal wash basin. Bedroom 3 has built-in storage and the first floor accommodation is completed with a three-piece family bathroom housing a bath with shower over, WC and pedestal wash basin. Bedroom 4, located on the second floor, is a bright and airy room with some limited headroom and three, recently installed, Velux windows affording fabulous views across the Ryburn Valley.

EXTERNAL

There is off-road parking to the front of the property and a paved seating area to the rear elevation.

LOCATION

3 Elland Road enjoys a super location in Ripponden, within walking distance of the excellent local schools and amenities, including a health centre, dental surgery, vets practice and a selection of shops, pubs and restaurants. Sowerby Bridge is only a five-minute drive away offering more extensive amenities including supermarkets and leisure centre with swimming pool.

There is a regular bus service nearby, mainline railway stations in Sowerby Bridge and Littleborough and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds

SERVICES

All mains services. New UPVC double glazing (2022). Gas central heating, new boiler (2020) located in Bedroom 1 wardrobe.

TENURE Freehold

No. 1 ELLAND ROAD: 34'1 x 13'0 (7.37m x 2.59m) Available to purchase separately

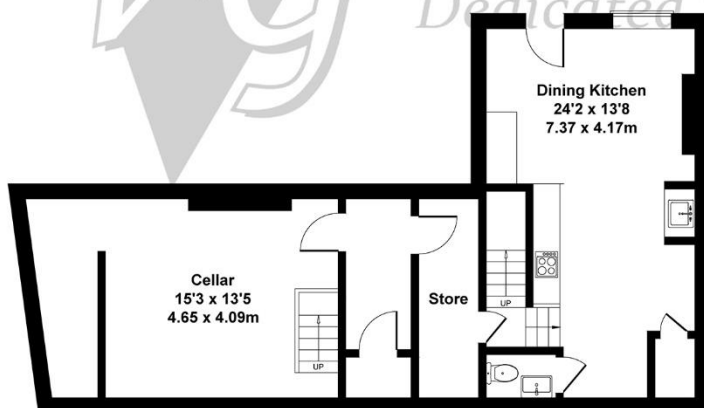
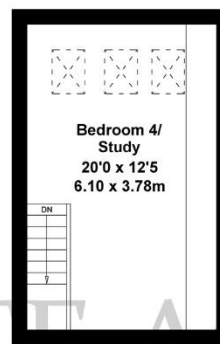
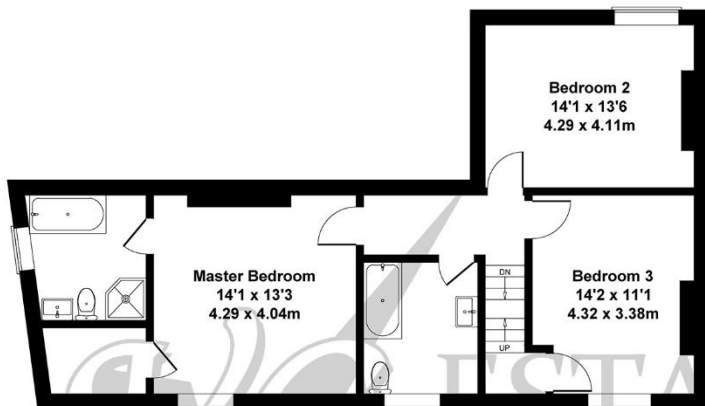
This village shop is located directly on the main road through the village, with large window frontage, glazed external door, multi-fuel stove inset to chimney breast, kitchen area and two-piece cloakroom. Ideal for a buyer seeking a small investment property or for those working from home or running their own small business. (Tinted yellow on floorplan).

DIRECTIONS

From Ripponden traffic lights turn right at the Lion pub into Elland Road, then take the first turn on the right and number 3 is on the left hand side identified by our For Sale board.



Approximate Gross Internal Area
2384 sq ft - 221 sq m





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787
521045
E-mail: ripponden@houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

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.