





TAKE  
PRIDE  
IN HOW  
FAR  
YOU HAVE  
COME AND  
HAVE  
FAITH  
IN HOW  
FAR YOU  
CAN GO







# 1 HOLLY CRESCENT

RIPPONDEN | HX6 4EE

A spacious family home, dating from around 1930, located just a short walk from the centre of Ripponden and all the excellent village amenities.

The property has accommodation arranged over two floors which includes two generous reception rooms, a well-equipped fitted kitchen and three good-size bedrooms complemented by a spacious four-piece bathroom.

In addition, there is an enclosed rear garden with raised decking area, two elevated patios affording far-reaching views, a car port and useful external store.



## GROUND FLOOR

Entrance Hall  
Dining Room  
Sitting Room  
Fitted Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

## OUTSIDE

Single Car Port  
Store

COUNCIL TAX

B

EPC RATING

TBA



### INTERNAL

The property is accessed into a spacious entrance hall with staircase leading to the first floor and useful understairs storage.

The well-proportioned dining room also has French doors to the front elevation which open onto the stone flagged patio. The spacious sitting room is flooded with light provided by two sets of French windows, which lead onto the decking and garden and there is an open fireplace, used as an alcove.

The fitted kitchen houses a range of timber Shaker style wall and base units with granite worktops, white ceramic sink and drainer, double electric oven, four-ring gas hob over with extractor canopy. There is plumbing for a washing machine, space for a dryer and a large American-style fridge freezer. An external door gives access to the elevated side patio.

There are three well-proportioned bedrooms to the first floor, bedroom one being particularly spacious. The contemporary bathroom houses a four-piece suite comprising corner shower with glass screen, free-standing roll-top bath, WC and pedestal wash basin.

### EXTERNAL

A stone flagged drive affords parking in front of the single car port and there is a useful store below the front patio with a flight of steps lead up to the patio and main entrance of the property. Above the car port is a further stone-flagged patio, ideal for al fresco dining and a gate gives access via steps down into the rear garden. There is a level lawn and raised timber decking, with covered area, also accessed from the sitting room.

### LOCATION

1 Holly Crescent is the first property on this cul-de-sac, an easy stroll into Ripponden and the excellent village amenities which include a school, health centre and pharmacy, dental surgery, veterinary surgery and a selection of shops, pubs and restaurants. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds, there are mainline railway stations at Sowerby Bridge and Littleborough plus a regular bus service.

### SERVICES

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

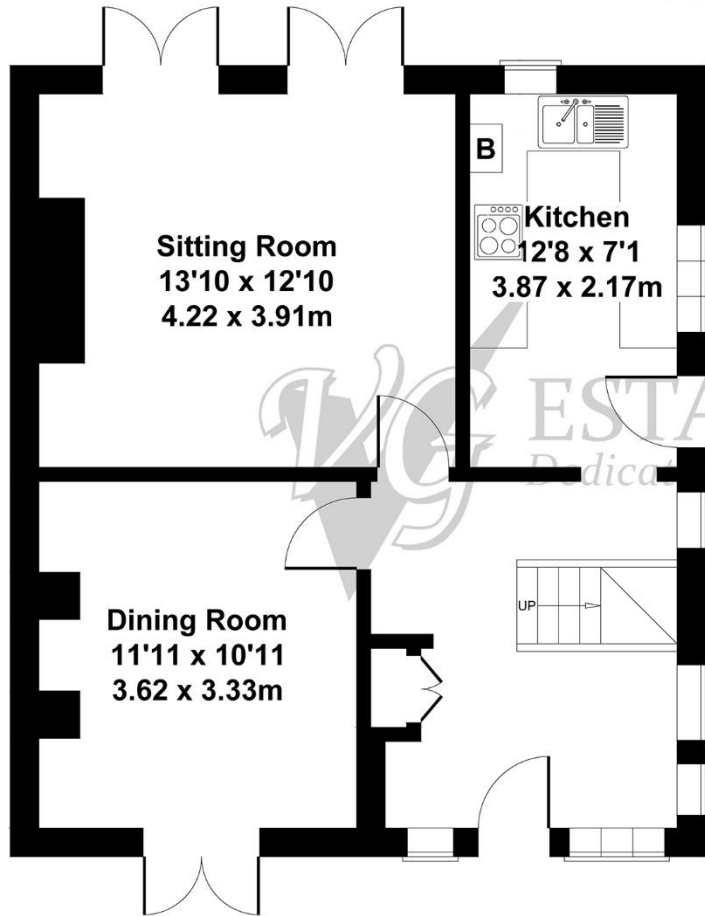
**TENURE** Freehold.

### DIRECTIONS

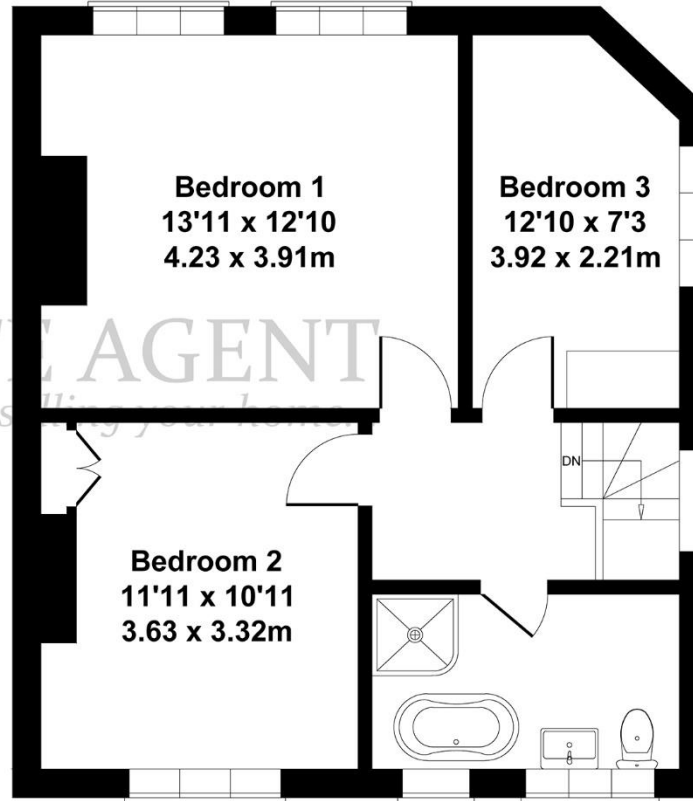
From Ripponden traffic lights take the Oldham Road towards Rishworth and Holly Crescent can be found on the right hand side just after Silk Mill Chase and opposite the Silk Mill Pub.



Approximate Gross Internal Area  
1098 sq ft - 102 sq m



GROUND FLOOR



FIRST FLOOR







119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787  
521045  
E-mail: [ripponden@houses.vg](mailto:ripponden@houses.vg)  
[www.houses.vg](http://www.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.