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350 OLDHAM ROAD

RISHWORTH | HX6 4QU

Located at the edge of the desirable village of Rishworth, this stone-built terrace cottage offers well-presented accommodation and enjoys rural views across the Booth Wood Valley.

The property has lots of character and includes features such as exposed stone walls and timber beams. Accommodation is arranged over two floors and briefly comprises a sitting room, kitchen, utility, two bedrooms and three-piece bathroom.

Externally there is an enclosed yard and elevated patio.



GROUND FLOOR

Sitting Room
Kitchen
Utility

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is entered directly into the spacious sitting room, with plentiful room for separate seating and dining areas. The room features a handsome open fireplace with timber mantle and stone hearth housing a multi-fuel stove, there is a timber cupboard built in to an alcove, an exposed stone wall and timber beams to the ceiling.

The kitchen is fitted with a range of cream base and wall units and has an integrated fridge, oven with four-ring gas hob and extractor over. There is a useful under-stairs cupboard, access to utility room and staircase to the first floor. The utility has plumbing for a washing machine, space for a dryer and an external door leads to the small rear yard and patio.

There are two double bedrooms to the first floor; bedroom one features an exposed stone chimney breast with fireplace inset with a decorative cast iron fireplace. The bedrooms are complemented by a three-piece bathroom comprising bath with shower over, WC and wash basin mounted in a vanity unit with storage cupboards.

EXTERNAL

Easy on street parking, small enclosed yard to rear with stone steps rising to an elevated patio from where fabulous far-reaching views can be enjoyed.

LOCATION

The property is situated only 5 minutes from the M62 (J22) allowing speedy access to the motorway network, Leeds and Manchester.

There is a village pub and restaurant within walking distance, and the excellent local amenities of neighbouring Ripponden are nearby, including a health centre, dental practice and selection of shops, pubs and restaurants.

SERVICES

All mains services. Gas central heating, boiler located in utility room. Double glazed windows and doors.

TENURE

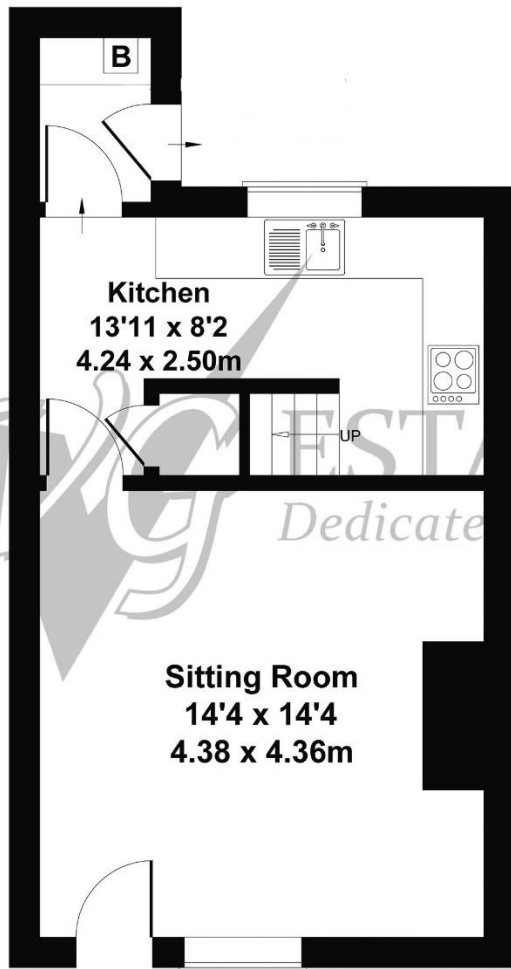
Freehold.

DIRECTIONS

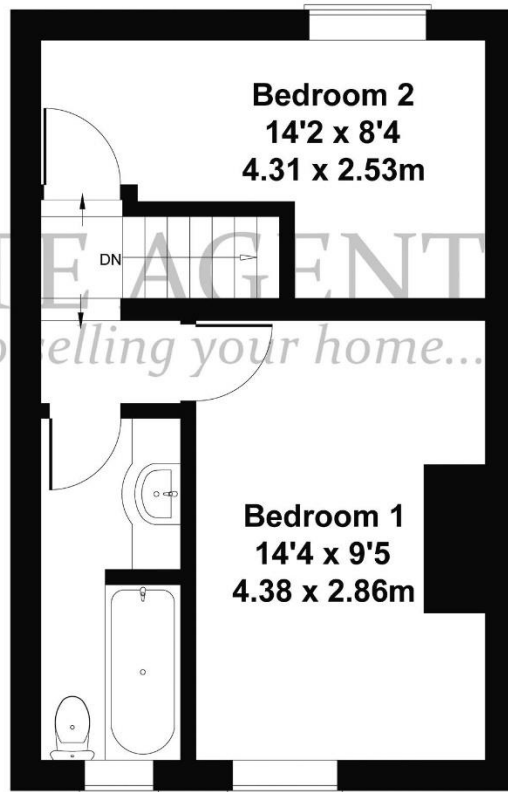
From Ripponden traffic lights take the A672 Oldham Road towards Rishworth, passing Rishworth School on the right, Heathfield School on the left. Continue along Oldham Road passing The Booth Wood Inn on your right and the property is just round the corner on the right hand side.



Approximate Gross Internal Area
678 sq ft - 63 sq m



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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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.