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NO GIN • NOT COMING IN



ASH COTTAGE

6 ROYD LANE, RIPPONDEN | HX6 4LX

Enjoying a rural location and surrounded by open fields this beautifully presented semi-detached cottage enjoys fabulous views from both front and rear aspects and provides spacious family accommodation arranged over two floors.

This deceptively spacious home includes a smart kitchen with integrated appliances, charming sitting room with multi-fuel stove, three double bedrooms, luxurious family bathroom, en-suite shower room, study, utility room and cloakroom.

Externally there is a fully enclosed patio garden to the rear of the property which includes a fabulous outdoor kitchen area with worktops and storage and there is the added benefit of covered parking for two vehicles.



GROUND FLOOR

Sitting Room
Dining Kitchen
Study
Utility Room
Cloaks / WC

FIRST FLOOR

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

COUNCIL TAX

D

EPC RATING

D

INTERNAL

Beautifully presented property with character features including exposed stone and heritage brick walls, timber beams and roof trusses.

The property is entered into the hallway which provides access to the study, utility room and dining kitchen. The dining kitchen is fitted with gloss base and wall units with timber work surfaces, equipped with ceramic butler sink, five ring gas hob with extractor canopy, eye level Siemens double oven, integrated microwave and coffee machine, space for dishwasher and fridge-freezer, external door to front elevation, door through to sitting room and steps to hallway.

The spacious sitting room has two windows to the front elevation and features an open stone fireplace housing a multi-fuel stove with cupboards and shelves built into the alcoves and an open staircase that rises to the first floor.

There are three double bedrooms to the first floor, all enjoying rural views to the front elevation. Bedroom 1 benefits from an en-suite housing a shower cubicle, WC and wash basin; bedroom 3 is equipped with built-in wardrobes. The first floor accommodation is completed with the beautiful family bathroom equipped with a shower cubicle, bath, WC and wash basin housed in a vanity unit. A useful storage cupboard houses the central heating boiler.

EXTERNAL

To the rear of the property is a fully enclosed elevated stone-flagged patio abutting open fields, and recently fitted with an outdoor kitchen space with worktops and cupboard space, ideal for al fresco entertaining. To the front elevation is a spacious covered car port providing off-road parking for two vehicles.

LOCATION

Ash Cottage is located just a short stroll from the centre of Ripponden and the excellent local amenities which include a village school, veterinary surgery, dental surgery, health centre and a selection of shops, pubs and restaurants. There is a regular bus service and the M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds and there are mainline train stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. UPVC double glazing. Gas central heating, boiler located in bathroom.

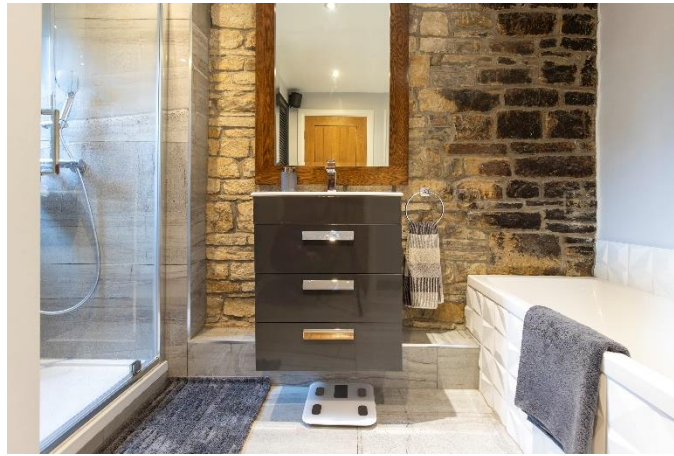
TENURE

Freehold.

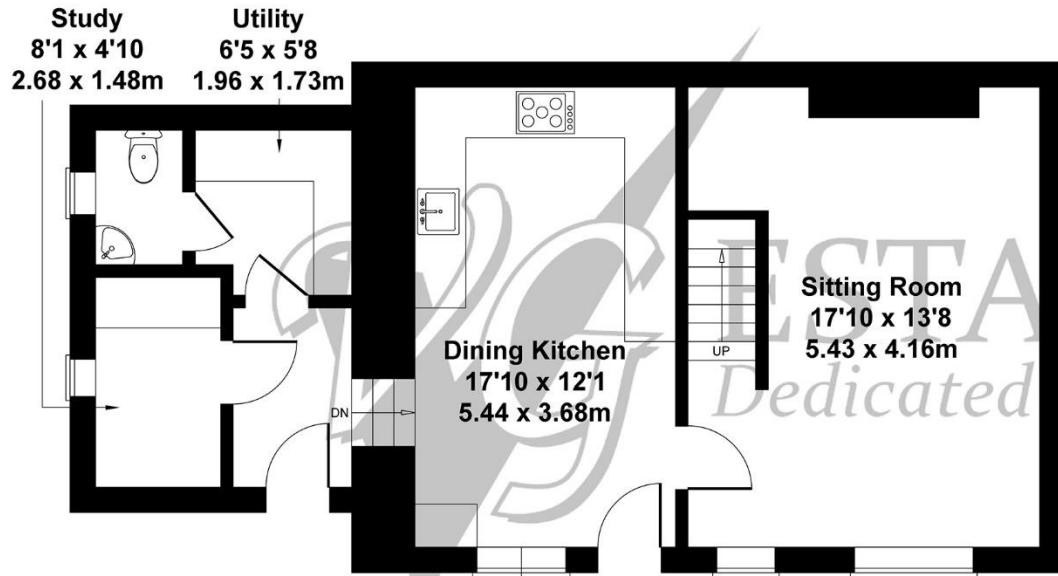
DIRECTIONS

From Ripponden turn up Royd Lane, by Ripponden Club, continue uphill passing the turning for Stony Lane and Ash Cottage is the second property on the right hand side as indicated by our For Sale board.

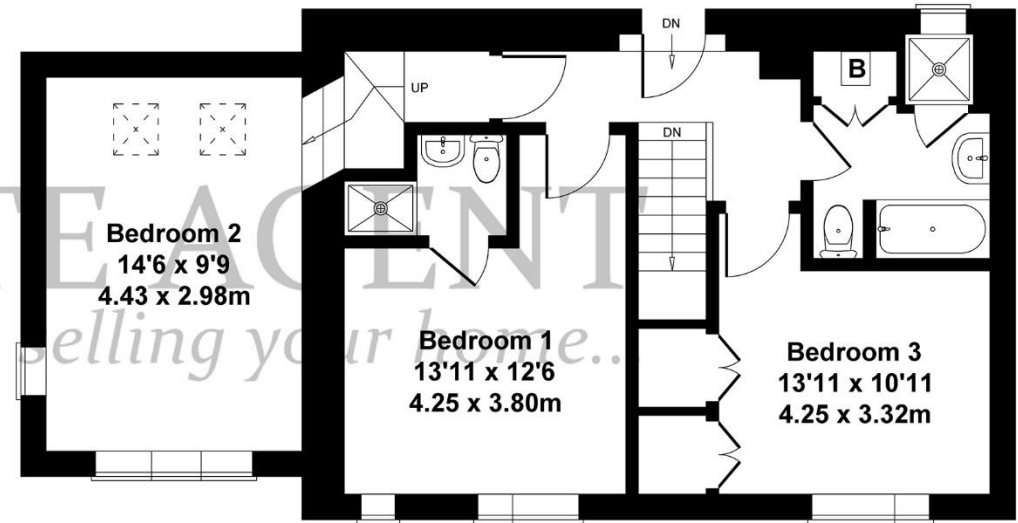




Approximate Gross Internal Area
1230 sq ft - 114 sq m



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.