



ESTATE AGENT

Dedicated to selling your home...







105 ROCHDALE ROAD

RIPPONDEN | HX6 4JT

This beautifully presented mid terrace underdwelling is hidden away in a convenient semi-rural position within walking distance of the village centre and enjoying far-reaching countryside views.

The accommodation is arranged over two floors and briefly comprises a spacious reception room, smart fitted kitchen, two double bedrooms, bathroom and en-suite WC with the added benefit of an attached stone store.

This delightful property would make an ideal prospect for the first-time buyer or those wishing to downsize.



GROUND FLOOR
Entrance Vestibule
Sitting Room
Kitchen
Bathroom

FIRST FLOOR
Bedroom 1
En-suite WC
Bedroom 2

COUNCIL TAX
B

EPC RATING
E

INTERNAL

This south-facing property is well-presented and features high ceilings and large windows which afford plentiful light.

The property is entered into a spacious entrance vestibule.

The bright and airy sitting room features a large window affording far-reaching views and an open fireplace houses an electric stove-effect fire.

The adjacent kitchen houses a range of cream base and wall units with timber effect work surfaces. Equipment includes a Bosch oven with four-ring gas hob and extractor canopy over and integrated appliances include a dishwasher, fridge and freezer. To the rear of the kitchen is a useful understairs storage area.

Completing the ground floor accommodation is a well-appointed three-piece bathroom which is fully tiled and houses a P-shaped bath with shower over, WC and wash basin mounted on a vanity unit.

On the first floor there are two well-proportioned bedrooms, both south-facing and enjoying fabulous views. Bedroom 1 is particularly spacious, features an ornamental cast iron fireplace and benefits from built-in wardrobes and a two-piece en-suite housing a WC and pedestal wash basin.



EXTERNAL

There is an attached stone store and easy on-street parking.

LOCATION

The excellent village amenities of Ripponden are within walking distance and include a primary school, health centre, dentist, veterinary surgery, church, park and a selection of shops, restaurants and pubs.

The M62 is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester, there are mainline railway stations at nearby Sowerby Bridge and Littleborough and there is a regular public bus service offering services towards Halifax.

SERVICES

All mains services, gas central heating, boiler located in the kitchen.

TENURE

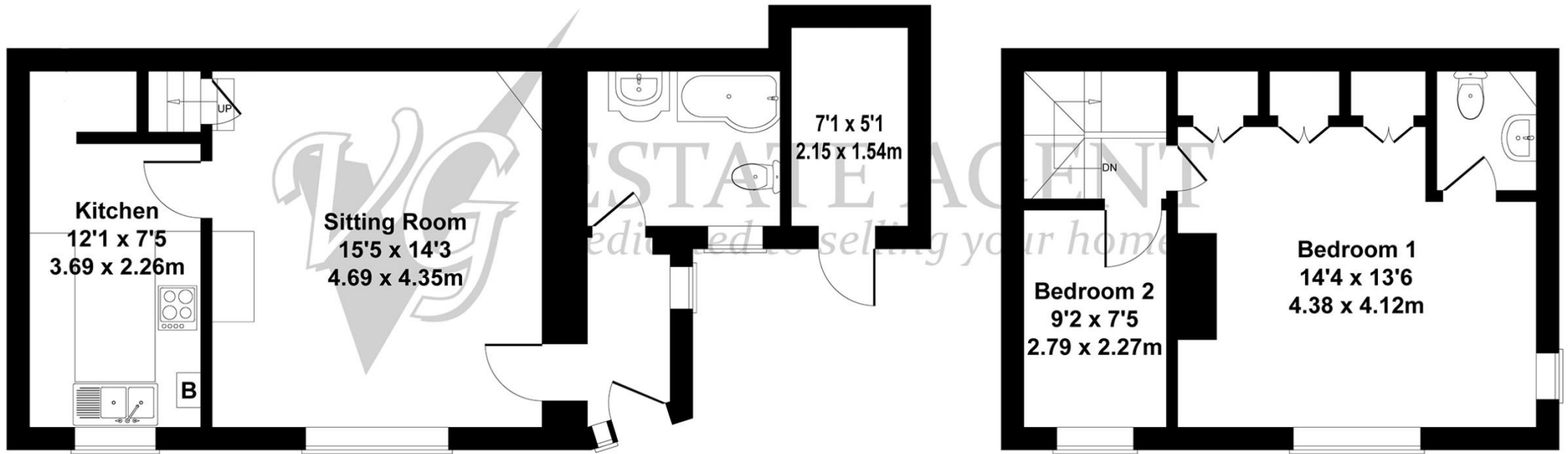
Freehold

DIRECTIONS

From Ripponden take the A58 Rochdale Road. Proceed uphill for approximately 1/2 mile and the property can be found down the lane on the left hand side just before the row of cottages, identified by our For Sale board.



Approximate Gross Internal Area
839 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR





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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.