







1 BIRCH AVENUE

RISHWORTH | HX6 4RR

The one thing that strikes you about this spacious, link-detached, home is the amount of natural light in the property which stands in a corner plot and enjoys fabulous far-reaching views from the front elevation.

The deceptively spacious four-bedroom accommodation is arranged over two floors and includes a sitting room with fabulous views from the picture window, dining kitchen with fitted units, bathroom and cloakroom.

Externally, there are gardens to front, side and rear, off road parking, a car port and an integral single garage.

The property benefits from NO UPWARD CHAIN.



GROUND FLOOR

Entrance Vestibule
Sitting Room
Dining Kitchen
Cloakroom
Integral Garage

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

COUNCIL TAX

D

EPC RATING

TBC

INTERNAL

The property is entered via the front door into the entrance vestibule, off which is a two-piece cloakroom.

The spacious sitting room features a picture window, almost the full height and width of the wall, which affords fabulous far-reaching views over the valley and an open staircase with timber balustrade which rises to the first floor. The dining kitchen is equally bright and airy with two large windows overlooking the garden; the kitchen is fitted with a range of timber units with complementary worktops incorporating a stainless steel sink. There is space for a slot-in electric oven as well as space for a fridge-freezer in the adjoining pantry. A personal door leads into the integral single garage which has an up and over door, window, plumbing for a washing machine and external door into the rear garden.

The four well-proportioned bedrooms are all located on the first floor, two of which benefit from built-in wardrobes and storage. The bedrooms are complemented by a smart three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

The well-maintained mature gardens extend around three sides of the property; to the front elevation is a large driveway affording off-road parking in front of the garage and adjoining a large lawn, bordered with a shrubbery. There is a level lawn to the side elevation and a footpath from the front continues to the private rear garden which comprises a spacious stone-flagged patio (ideal for al fresco dining), gently sloping lawns and mature herbaceous borders.

LOCATION

1 Birch Avenue is located at the head of this popular cul-de-sac, local amenities include a village primary school, private primary and secondary schools, two village pubs and a church. The more extensive amenities of Ripponden are only one mile away where there is a health centre, dentist surgery, veterinary practice and a variety of shops, restaurants and bars.

The property is conveniently located just 10 minutes' drive from the M62 (J22) providing excellent commuter links to Leeds, Manchester and beyond. There is a regular bus service close by and mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating, brand new boiler located in garage.

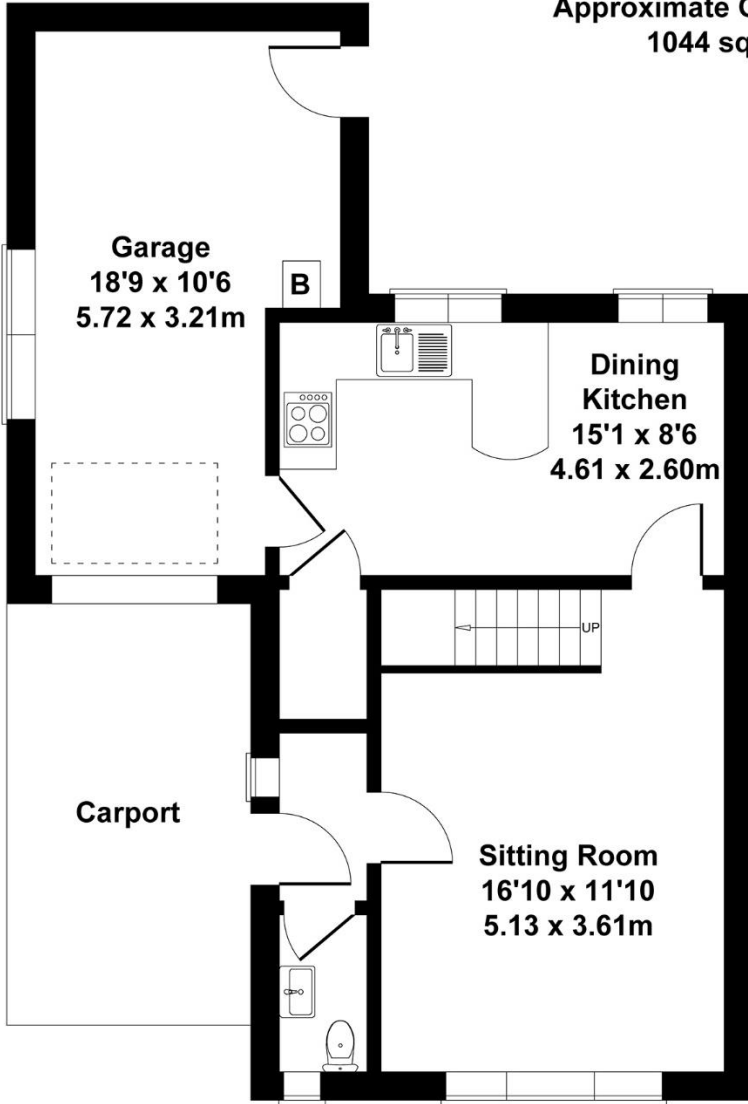
TENURE Leasehold with nominal ground rent to be confirmed.

DIRECTIONS

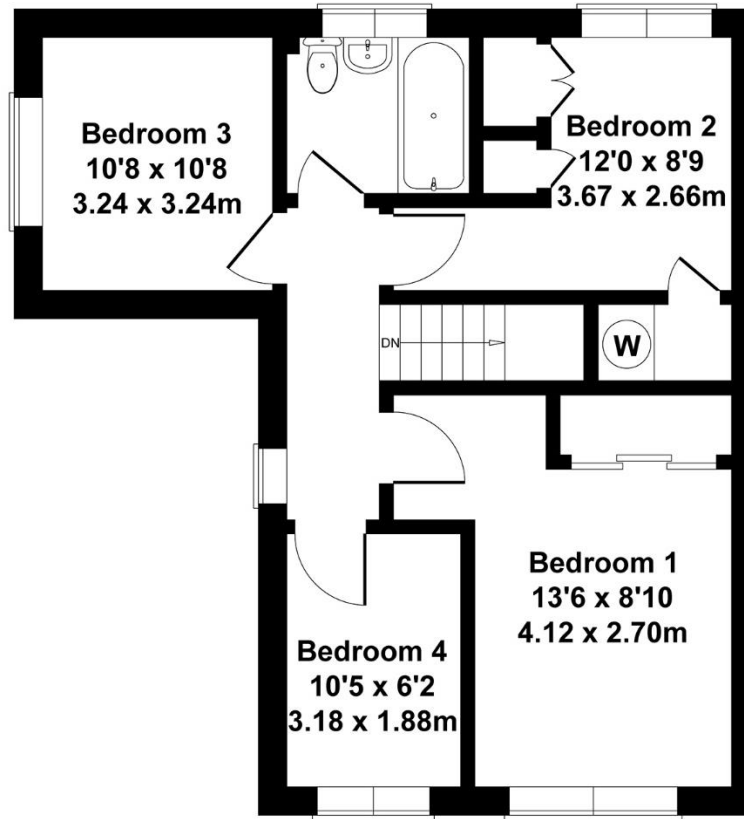
From Ripponden take the Oldham Road and continue towards Rishworth, passing Rishworth School and The Malthouse Pub. Take the next right turn after the pub into Rishworth New Road and Birch Avenue is the first turning on the right hand side. Number 1 is the first property on the left, indicated by our For Sale board.



Approximate Gross Internal Area
1044 sq ft - 97 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.