







188 ROCHDALE ROAD

TRIANGLE | HX6 3PD

Situated in the picturesque Ryburn Valley, on the outskirts of Sowerby Bridge, this charming three-bedroom semi-detached home offers an idyllic blend of modern convenience and close proximity to local amenities.

Located at the end of a quiet cul-de-sac in the desirable village of Triangle, this property boasts a separate garage, private parking space and a beautifully landscaped garden, making it a perfect retreat for families or professionals alike.

Offered with no onward chain, this beautifully maintained property in a sought-after location is ready to become your new home.



GROUND FLOOR

Entrance Hall
Utility Room / Cloakroom
Sitting Room
Dining Kitchen

FIRST FLOOR

First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Shower Room
WC

COUNCIL TAX

C

EPC RATING

D

INTERNAL

Upon entering the property, you are welcomed by an entrance vestibule with a convenient cloakroom, leading into a light and airy hallway. The heart of the home is the stunning dining kitchen, which features oak work surfaces and ample storage, with wall, base units, and full-height cupboards. High-quality integrated appliances, including a Neff five-burner gas hob, electric oven, dishwasher, washing machine, and fridge freezer. The dining area opens out onto a paved terrace through a glazed door, providing the perfect spot to enjoy al fresco dining or simply relax while overlooking the neatly kept lawned garden.

The sitting room exudes warmth and character, with a deep square bay window flooding the room with natural light. A fireplace, with its original tiled surround, houses a living flame gas fire and serves as a beautiful focal point, offering a cozy space to unwind.

Stairs from the hallway lead to the first-floor landing, where three generously sized double bedrooms await. A well-appointed shower room and a separate W/C complete the upper floor, offering comfort and convenience for family living.

EXTERNAL

From the ground floor, a glazed door provides access to a delightful patio area, which is partially covered by a period veranda – extended by the current owners when they added the entrance hall and cloakroom. This outdoor space is perfect for relaxing and enjoying the mature gardens, with their mix of lush lawns, paved seating areas, and thoughtfully planted borders. For those with green fingers, the gardens are a true highlight, offering a peaceful retreat and a wonderful setting for outdoor entertaining. The garage, with both power and water, adds further practicality, while the summer house provides an additional seating area, ideal for enjoying the serene surroundings. There is an off road parking space adjacent to the garage.

LOCATION

Enjoying a peaceful location at the end of a quiet residential cul-de-sac yet within one mile of Sowerby Bridge centre and its excellent amenities including supermarkets, a leisure centre, doctors and dental surgeries, vets practice, and a selection of shops, bars, and restaurants.

There is a village nursery, primary school, cricket club and post office / general store within walking distance, plus a secondary school just 20 minutes' walk away.

Transport links include a nearby bus route, Sowerby Bridge railway station is just a few minutes' drive away, offering excellent links to Leeds, Manchester, and beyond, and The M62 is within 20 minutes' drive.

SERVICES

All mains' services. UPVC double glazing with single glazed windows in dining kitchen and sitting room. Gas central heating with the boiler located in the kitchen.

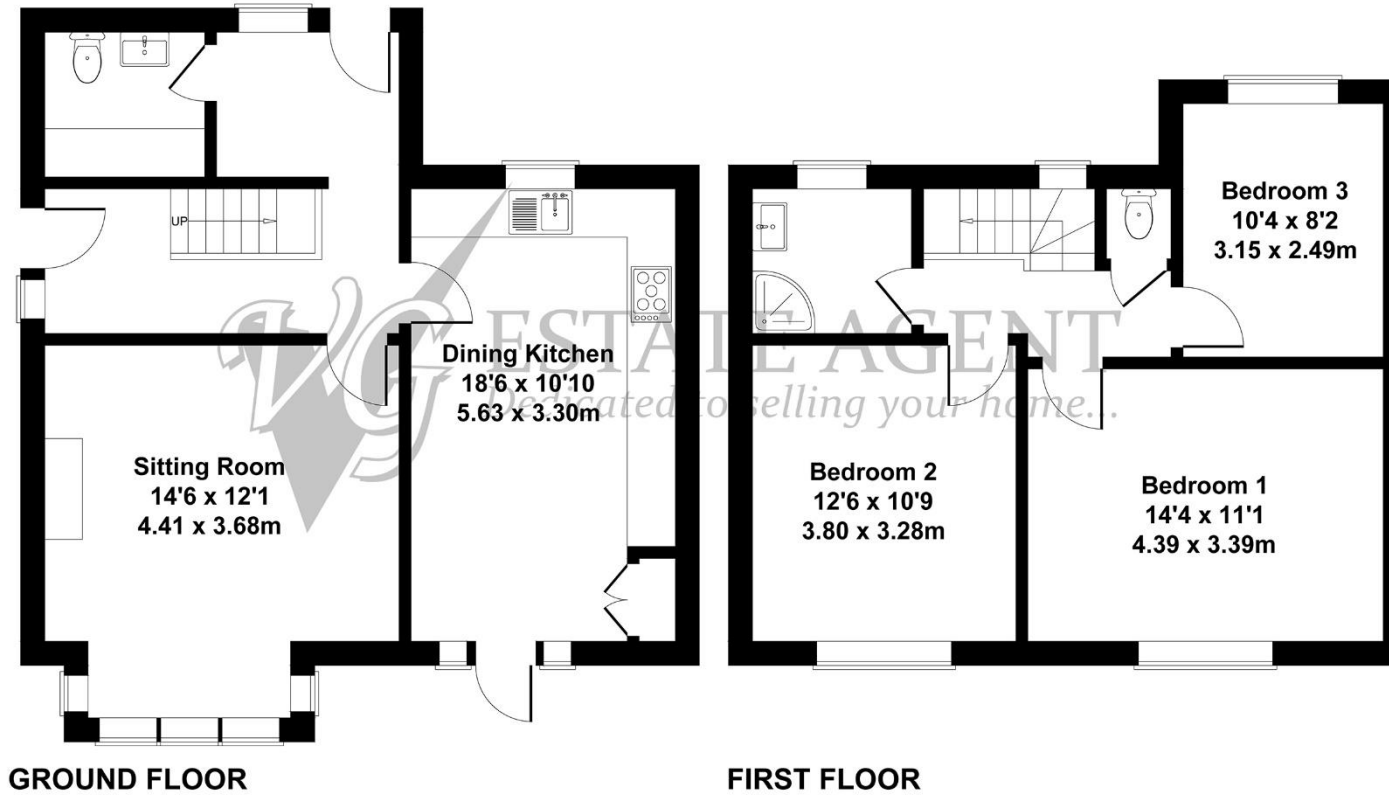
TENURE Freehold.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge. Proceed through Triangle and Woodlands can be found on the left-hand side immediately before Brockwell Lane. Turn into Woodlands and keep left. The property can be found at the end on the left-hand side.



Approximate Gross Internal Area
1098 sq ft - 102 sq m





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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.