











# 108 ROCHDALE ROAD

TRIANGLE | HX6 3PE

Occupying an elevated position this traditional semi-detached home offers spacious and well-presented accommodation with the added benefit of far-reaching views across the valley.

Arranged over two floors the accommodation includes a spacious living room with bay window, a fitted dining kitchen, three bedrooms complemented by a three-piece bathroom.

Externally the property has mature gardens to front and rear with patios and sundeck, attached stone store as well as off-road parking for two vehicles.



## GROUND FLOOR

Entrance Hall  
Living Room  
Dining Kitchen

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

COUNCIL TAX

C

EPC RATING

D

### INTERNAL

The property is entered into a hallway giving access to the ground floor rooms. The living room features a deep bay window flooding the room with natural light and affording far-reaching woodland views as well as a fireplace with tiled hearth and timber mantle housing an open fire.

The charming dining kitchen has windows to two aspects and is fitted with painted units with timber work surfaces incorporating a Belfast sink. Equipment includes an electric oven with four-ring gas hob and integrated appliances include a fridge, freezer and plumbing for a washing machine.

Stairs from the hallway lead to the first-floor landing, where there are three bedrooms, two doubles and a single. The main bedroom features a bay window and enjoys fabulous views. The bedrooms are complemented by a three-piece bathroom comprising bath with shower over, WC and pedestal wash basin. Accessed via loft ladder from the landing is a useful loft room with Velux window.

### EXTERNAL

To the front of the property is a large, gently sloping lawn with adjacent footpath which gives access to the pedestrian gate onto Rochdale Road; there is an elevated block-paved patio and the path continues around the side of the property to the rear tiered garden. The rear garden comprises a sheltered patio, level lawn, raised timber sundeck and access to the off-road parking. There is a useful stone store and a timber potting shed.

### LOCATION

Enjoying a convenient location 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. Gas central heating with the boiler located in the external stone store.

**TENURE** Freehold.

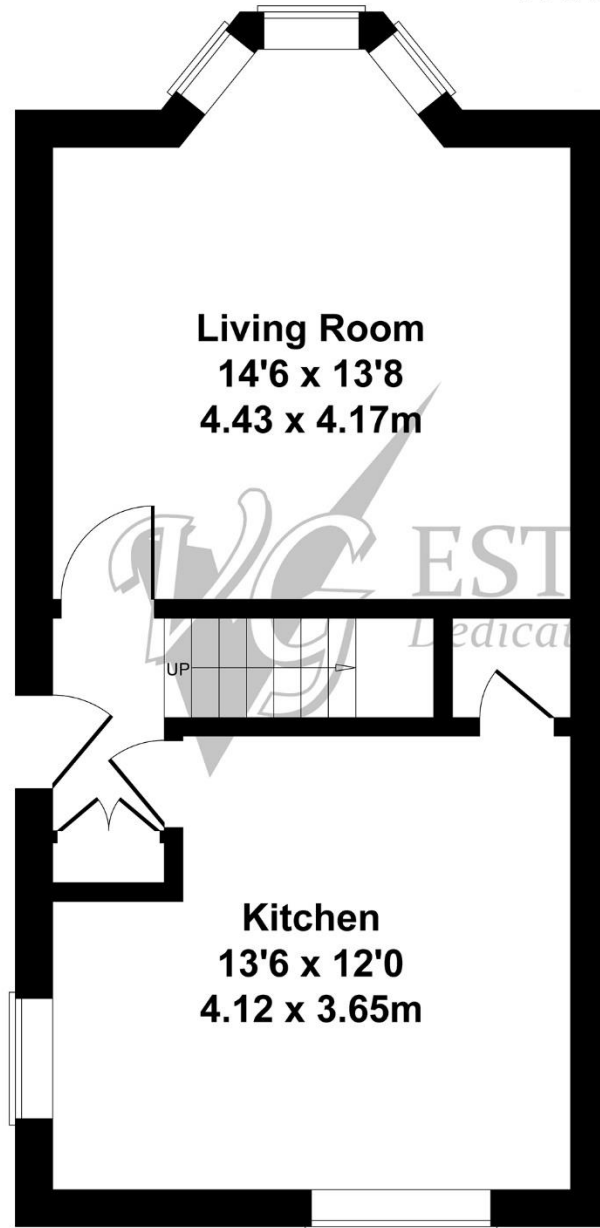
### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge. Proceed through Triangle passing the left hand turns to Woodlands and Lower Brockwell Lane, the property can be found on the left hand side after the prefabricated bungalows, indicated by our For Sale board.

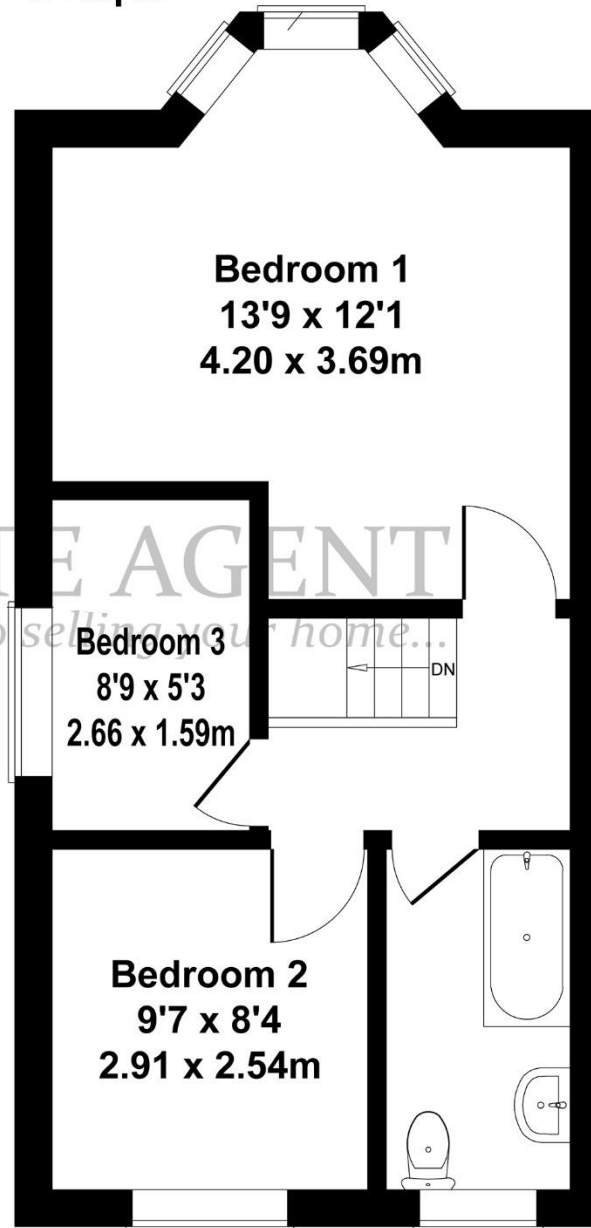




Approximate Gross Internal Area  
775 sq ft - 72 sq m



GROUND FLOOR



FIRST FLOOR







119a Halifax Road, Ripponden HX6 4DA  
 Tel: 01422 822277 Mobile: 07787  
 521045  
 E-mail: [ripponden@houses.vg](mailto:ripponden@houses.vg)

#### IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

#### 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.