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# 72 ROCHDALE ROAD

RIPPONDEN | HX6 4LA

This well-presented mid terrace cottage, with garage and parking, is located in a convenient semi-rural position within walking distance of the village centre and enjoying countryside views from both aspects.

This property has accommodation arranged over two floors and briefly comprises a spacious dining kitchen, generously proportioned sitting room, two first floor bedrooms and three-piece bathroom.

Outside there is a shared stone-flagged yard, two stone stores and shared hanging space, garage and parking



## GROUND FLOOR

Sitting Room

Dining Kitchen

## LOWER GROUND FLOOR

Cellar

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

## COUNCIL TAX

B

## EPC RATING

D

## INTERNAL

The property is entered via an entrance vestibule into the well-proportioned sitting room with exposed beams to the ceiling and a stone chimney breast housing an open fireplace with fire-grate. The spacious dining kitchen houses base and wall units with complementary work surfaces and there is space for a slot-in cooker with gas hob and fridge freezer. A door leads to the staircase which rises to the first floor and a second door gives access to the vaulted cellar which has plumbing for a washing machine, an external door leads to the rear yard.

There are two double bedrooms on the first floor with both featuring exposed stone fireplaces; bedroom 1 also benefitting from built-in storage. The bedrooms are complemented by a 3-piece bathroom.

## EXTERNAL

To the rear of the property are two stone-built stores and stone-flagged yard shared with neighbouring properties. There are also hanging rights on the elevated stone patio at the end of the row of cottages. The property also benefits from a single garage with a parking space in front of the garage and there is easy on-street parking as well.

## 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 wide selection of shops, restaurants and pubs.

The M62 is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester, and there is a regular public bus service offering services towards Halifax, Huddersfield, Rochdale and Hebden Bridge.

## SERVICES

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

## TENURE

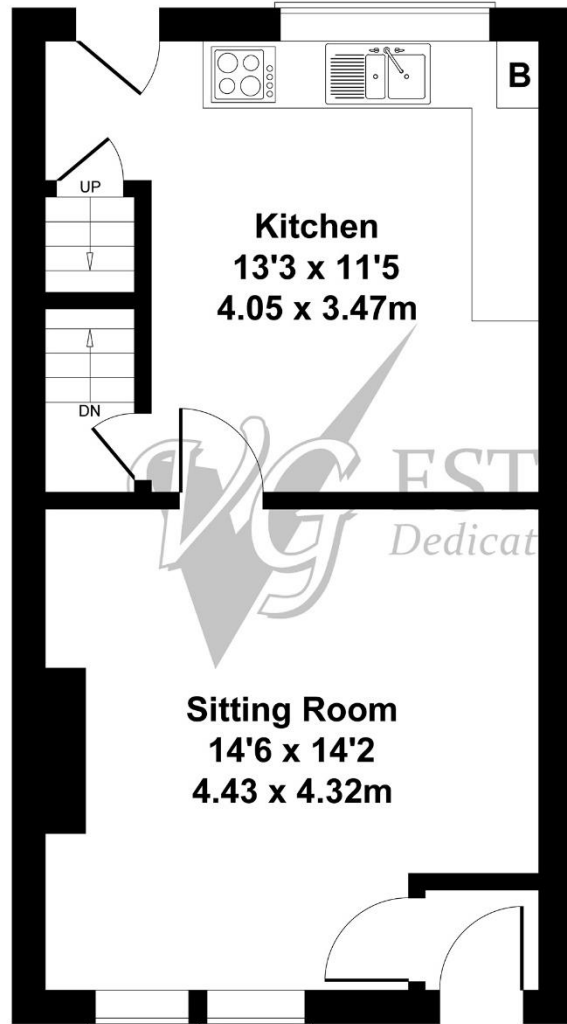
Freehold.

## DIRECTIONS

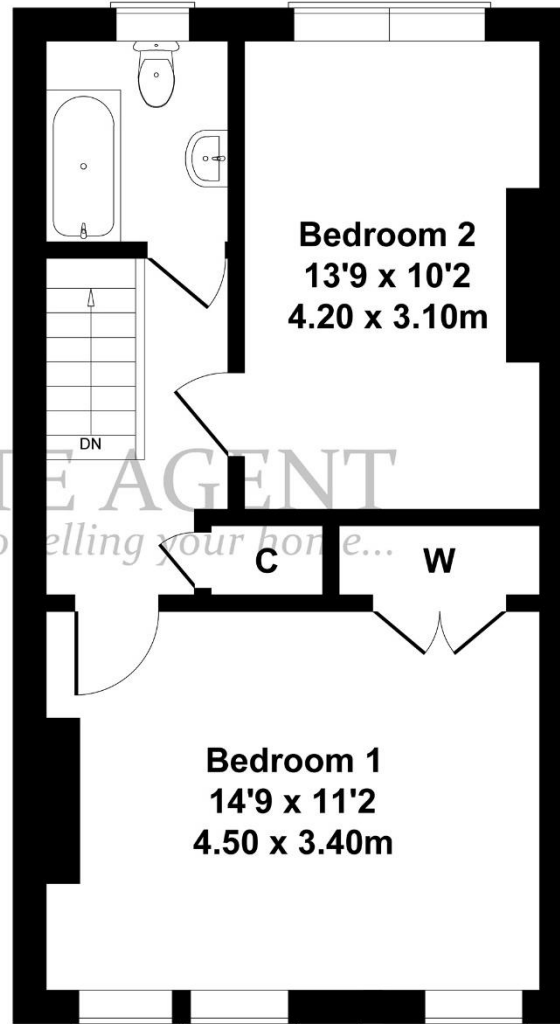
From Ripponden take the A58 Rochdale Road. Proceed uphill for approximately 1 mile and the property can be found on the right hand side, identified by our For Sale board.



**Approximate Gross Internal Area  
807 sq ft - 75 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.