



9 HALIFAX ROAD

TRIANGLE HX6 3HH



£165,000

This charming, stone-built, mid-terraced cottage is situated in a convenient position and enjoys lovely woodland, lake and riverside views to the rear, whilst being a short drive from the amenities of both Ripponden and Sowerby Bridge town centre.

The beautifully presented and characterful accommodation is arranged over three floors and provides a spacious sitting room, fitted dining kitchen, two double bedrooms and bathroom.

To the rear of the cottage is a lovely, terraced garden affording peaceful, woodland views.

INTERNAL

The property is entered into a welcoming entrance vestibule, with staircase leading down to the dining kitchen. The bright and airy dual-aspect sitting room features an open stone fireplace housing a wood burning stove, exposed stone walls and timber beams and also benefits from French windows opening onto a decked balcony that affords fabulous woodland views. A door gives access to a staircase rising to the first floor.

On the lower ground floor is a large dining kitchen with direct garden access, barrel-vaulted ceiling and a stone fireplace housing a range cooker. The kitchen is fitted with cream base and wall units with timber effect work surfaces and is equipped with a single bowl sink and a range style cooker with gas hob. There are generous full height storage cuboards, one of which has plumbing for a washing machine; in addition there is a small storage cellar. French doors open out into the garden, ideal for al fresco entertaining.

There are two double bedrooms to the first floor complemented by a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

In addition to the balcony accessed from the sitting room, the property benefits from a charming cottage garden to the rear, which is terraced and provides a sheltered patio, level lawn and lower level seating bordered by mature shrub borders.

LOCATION

The property is conveniently situated between the villages of Ripponden and Triangle, with excellent amenities including a health centre, dental practice, post office and a selection of shops, pubs and restaurants. Sowerby Bridge is only a five-minute drive away offering more extensive amenities including supermarkets and a mainline railway station. There is a regular bus service just outside the property and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

All mains services. Gas central heating (boiler located in the kitchen). UPVC double glazing.

TENURE

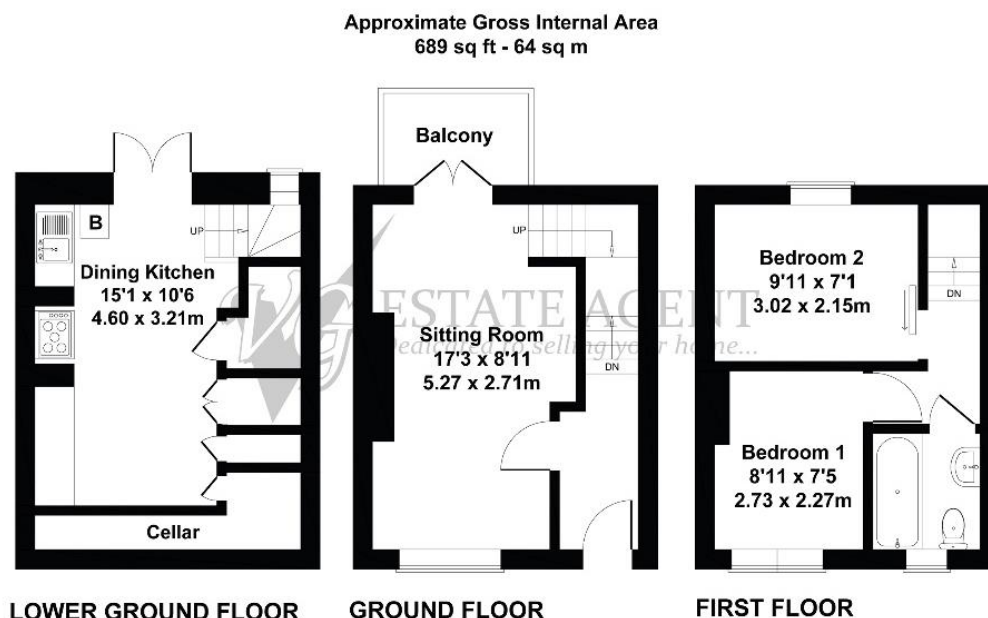
Freehold.

COUNCIL TAX

Band A

DIRECTIONS

From Ripponden, take the A58 Halifax Road towards Sowerby Bridge, passing Glenfield Garage and Kebroyd Lane on the left hand side. Continue ahead and the property can be found on the right hand side as indicated by our For Sale board.



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