





3 RAWSON FARM

MILL BANK | HX6 3DZ

A delightful country cottage nestling in the sought-after village of Mill Bank, enjoying far-reaching countryside views from the sitting room and main bedroom.

This characterful property features timber beams, stone flagged floors, exposed stone walls and mullion windows. Accommodation is arranged over two floors and includes a spacious living room with fireplace, a fitted kitchen, generous double bedroom, single bedroom and three-piece bathroom. The property would be the ideal prospect for the busy professional, or first-time buyer.

Outside is a sheltered patio with built-in timber seating.

This property benefits from having NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is entered directly into the spacious sitting room with open stone fireplace housing a multi-fuel stove and original stone-flagged floor.

The kitchen is fitted with Shaker-style base and wall units with tiled splashback and 1½ bowl sink, equipment includes an integrated fridge-freezer, free-standing range cooker, plumbing for a washing machine and undercounter dishwasher. There is a window to the rear elevation and useful understairs cupboard.

On the first floor there is a spacious double bedroom with window to the front elevation affording fabulous, far-reaching views, a single bedroom and three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

To the front of the property is a stone-flagged patio with built-in timber seating, an ideal spot for al fresco dining.

LOCATION

Mill Bank is an award-winning conservation village surrounded by some of the most beautiful countryside in the area with the choice of many footpaths through woodland onto open moorland. There is a pub/restaurant nearby, a post office/general store in nearby Triangle, and more extensive amenities within a 5-10 minute drive in Ripponden and Sowerby Bridge.

The village has a bus service, and there is a mainline railway station for Leeds/Manchester in Sowerby Bridge. The M62 motorway, junctions 22 and 24, are both within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

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

TENURE

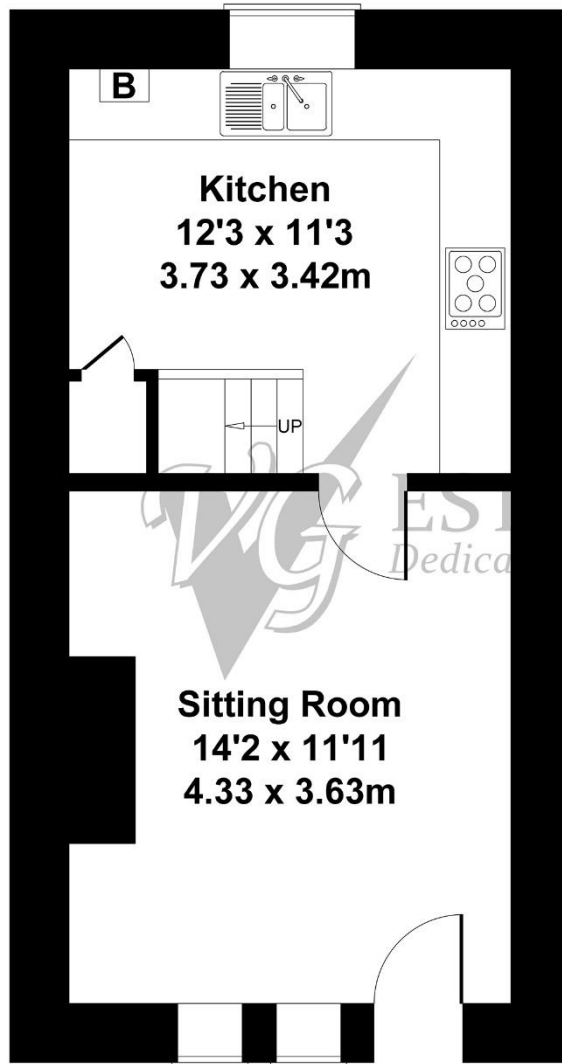
Freehold.

DIRECTIONS

From the centre of Ripponden follow the A58 through Kebroyd and round the left-hand bend and take the right hand turn up Stubbing Lane just after the left-hand bend. Turn left onto Dean Lane and then join Mill Bank Road at the next junction, the property is down a private lane just before the junction down to Lower Mill Bank. Park in the spaces at the top of Lower Mill Bank Road and walk to the property. Turn right before the cottages and follow the path to number 3.



Approximate Gross Internal Area
635 sq ft - 59 sq m



GROUND FLOOR



FIRST FLOOR



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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.