



WHITELEY TERRACE

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# 4 WHITELEY TERRACE

RIPPONDEN | HX6 4EZ

This deceptively spacious THREE bed mid terrace property is located on Bar Lane and enjoys peaceful woodland views whilst still being only a short stroll to the centre of Ripponden.

Arranged over three levels the living accommodation provides a spacious sitting room with bi-fold doors into the fitted dining kitchen and three DOUBLE bedrooms, complemented by a four piece family bathroom.

Externally there is a neat stone-flagged patio to the front of the property and to the rear is an elevated fully enclosed landscaped garden and a spacious parking space. The property benefits from parking to both the front and rear aspects.



## GROUND FLOOR

Entrance Vestibule  
Sitting Room  
Dining Kitchen  
Cloakroom

## FIRST FLOOR

Bedroom 2  
Bedroom 3  
Family Bathroom  
Dressing Room

## SECOND FLOOR

Bedroom 1

COUNCIL TAX

B

EPC RATING

C

### INTERNAL

This well-presented property has been updated by the current owner to provide spacious, family accommodation with quality fixtures and fittings including oak internal doors throughout.

Accessed from the front entrance vestibule the spacious sitting room enjoys lovely woodland views and features timber flooring and an exposed brick chimney breast housing a wood-burning stove. Glazed bi-fold doors connect the sitting room to the dining kitchen and ensure both rooms are flooded with natural daylight. The dining kitchen is fitted with a range of Shaker-style units with timber effect worktops incorporating a Franke 1½ bowl black sink, equipment includes a Neff oven with four-ring gas hob and stylish extractor canopy, integrated fridge, freezer, dishwasher and plumbing for a washing machine. Located off the kitchen is a two-piece cloakroom and a stable door gives access to the rear aspect of the property.

There are two double bedrooms located on the first floor, bedroom 2 has been cleverly divided into two single bedrooms by a free-standing unit and there is a dressing room with staircase leading to the second floor master bedroom, a spacious room with Velux rooflights providing plentiful light. The first floor accommodation is completed by a smart four-piece bathroom housing a free-standing bath, large shower enclosure, WC and pedestal wash basin.

### EXTERNAL

To the front of the property is a smart, easily maintained stone flagged patio bordered by a stone wall and laurel hedge. To the rear of the property is a generous parking space with log store behind. The large rear garden is accessed via a flight of timber steps to the elevated sundeck and level lawn beyond with mature shrub borders and bark chipped play area. There is a further parking space to the front of the property on Bar Lane.

### LOCATION

4 Whiteley Terrace is situated on Bar Lane between Ripponden and Rishworth, within easy walking distance of excellent local schools and amenities, including a health centre, dental surgery, vets practice, recreation ground and a selection of shops, pubs and restaurants.

There is a regular bus service and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

### SERVICES

All mains services. Gas central heating with boiler located in kitchen.

### TENURE

Freehold.

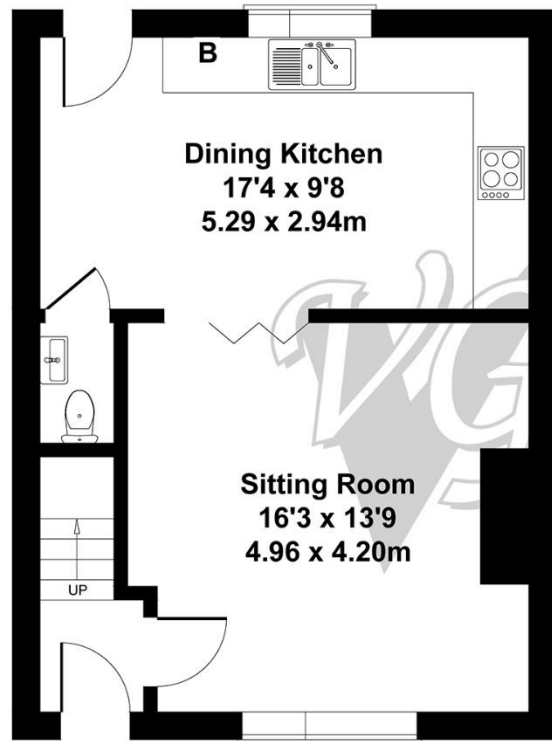
### DIRECTIONS

From Ripponden traffic lights take the A672 Oldham Road continuing for .75 mile, pass the Silk Mill Inn on the left hand side and at the left hand bend turn right onto Bar Lane keeping Bridge That Gap sandwich shop on your right. Continue along Bar Lane, being wary of speed ramps and Whiteley Terrace is on the right with number 4 being located centrally in the row of red brick properties.

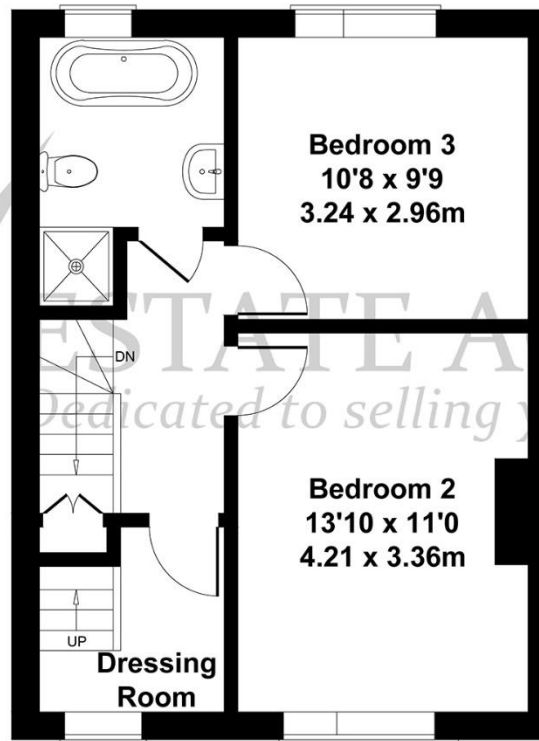




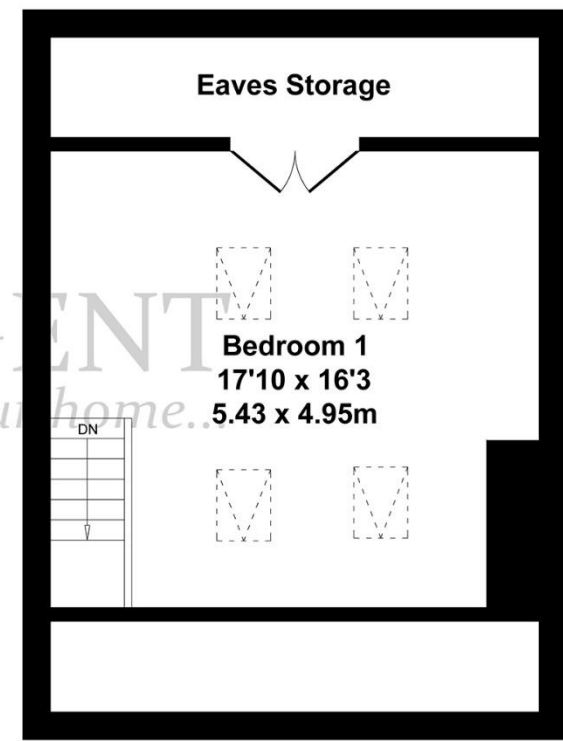
Approximate Gross Internal Area  
1109 sq ft - 103 sq m



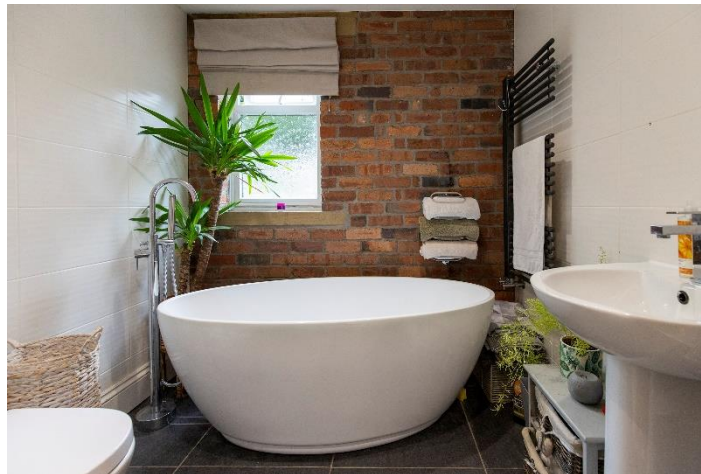
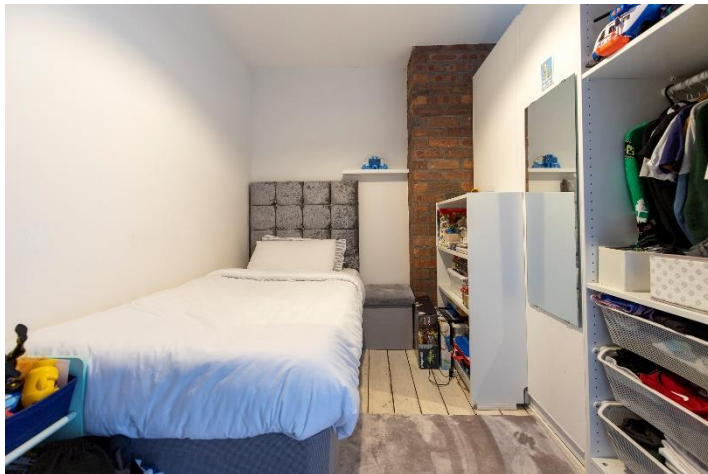
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







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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.