







16A ELLAND ROAD

RIPPONDEN | HX6 4DB

Located close to the heart of the village of Ripponden, yet tucked away from the main road, this deceptively spacious village home offers well-presented accommodation arranged over two floors.

Accommodation briefly comprises a huge open plan living room and kitchen, separate dining room, study, utility room, three double bedrooms plus an en-suite shower room and family bathroom on the first floor.

Outside there is parking in front of the attached garage and a fully enclosed garden comprising of a patio, level lawn bordered by mature shrubberies and a further stone-flagged terrace to the rear aspect.



GROUND FLOOR

Living Room
Kitchen
Dining Room
Study
Utility Room

COUNCIL TAX BAND

B

FIRST FLOOR

Bedroom 1
En-suite Bathroom
Bedroom 2
Bedroom 3
Family Bathroom

EPC RATING

D

INTERNAL

This well-presented property is entered directly into the generously proportioned, open plan living room and kitchen, cleverly divided by an open timber staircase that rises to the first floor.

The cosy sitting area features a traditional timber fire surround with marble hearth housing a real-flame effect gas fire. The kitchen is fitted with a range of bespoke painted base and wall units with timber worktops incorporating a ceramic sink and drainer. Equipment includes a large range cooker inset into the chimney breast with six-ring gas hob and warming plate, an integrated fridge and there is plumbing for an undercounter dishwasher. Glazed French doors lead from the kitchen into the spacious dining room, from where there is access to a study and a large utility room. The utility room houses a range of base and wall units with plentiful work surfaces, plumbing for a washing machine and a butler sink. A personal door gives access to the integral garage.

There are three double bedrooms located on the first floor; the master bedroom has windows to two aspects and benefits from a walk-in wardrobe and a three-piece en-suite shower housing a corner shower cubicle with Mira Sport electric shower, WC and pedestal wash basin. Both bedroom 2 and 3 are well proportioned and enjoy views across the valley from the front aspect of the property. Completing the first-floor accommodation is a large family bathroom housing a five piece suite which includes a shower cubicle with mains fed shower, bath, WC, bidet and pedestal wash basin.

EXTERNAL

There is off-road parking in front of the integral single garage and a gate gives access to the spacious, fully enclosed garden that includes a large level lawn, stone flagged patio and mature shrub borders. Steps give access to the rear aspect of the property where there is a sheltered stone flagged terrace.

LOCATION

16a Elland Road enjoys a super location in Ripponden, within walking distance of the excellent local schools and amenities, including a health centre, dental surgery, vets practice and a selection of shops, pubs and restaurants. Sowerby Bridge is only a five-minute drive away offering more extensive amenities including supermarkets and leisure centre with swimming pool.

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

SERVICES

All mains services. UPVC double glazing. Gas central heating, new boiler located in Bathroom.

TENURE

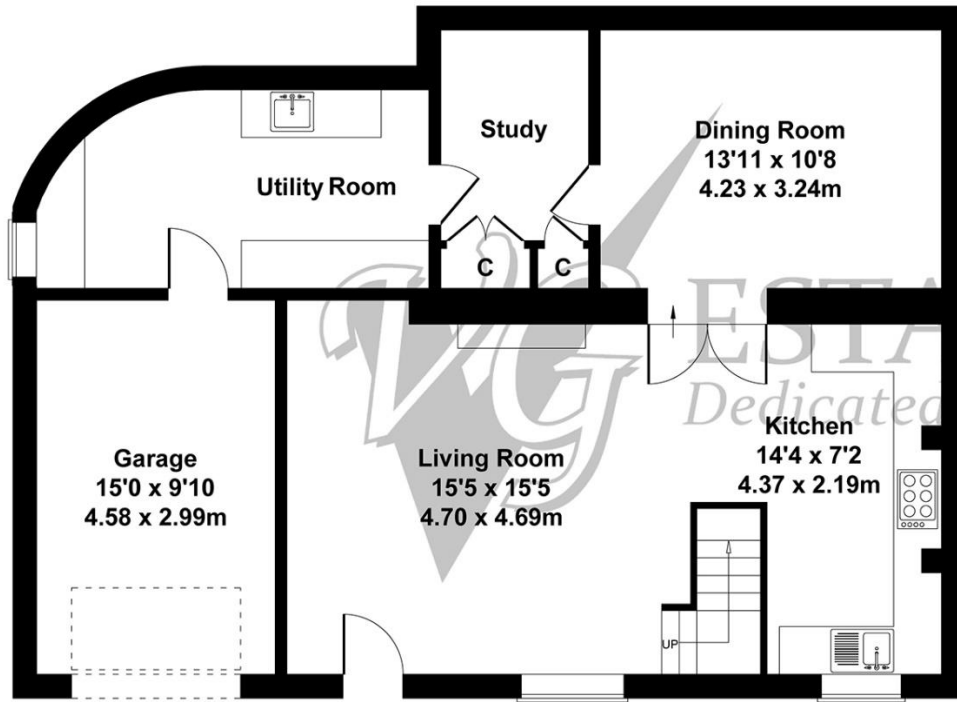
Freehold

DIRECTIONS

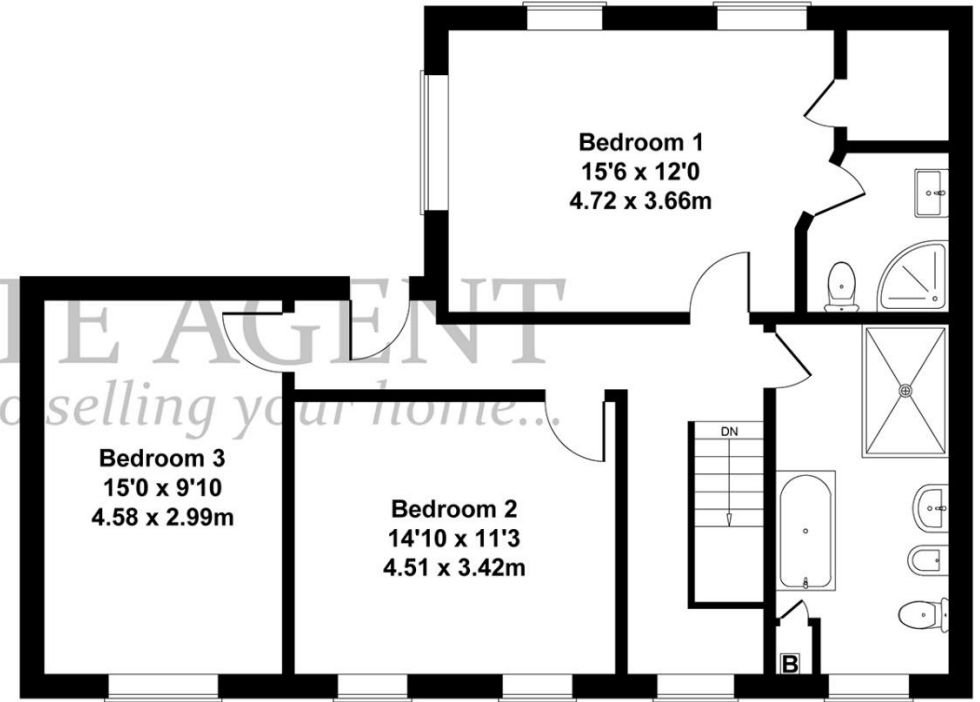
From Ripponden traffic lights turn right at the Lion pub into Elland Road, then take the second turn on the right and number 16a is on the right-hand side identified by our For Sale board.



Approximate Gross Internal Area
1744 sq ft - 162 sq m



GROUND FLOOR



FIRST FLOOR





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