







127 ROCHDALE ROAD

RIPPONDEN | HX6 4JU

This delightful cottage is situated within a mile of Ripponden village and commands superb far-reaching views across the Ryburn valley.

The deceptively spacious accommodation is arranged over three floors, allowing versatility of use and briefly comprises two reception rooms, a charming kitchen, two double bedrooms plus a study/occasional bedroom, three-piece bathroom and utility room with WC.

Externally the property has the advantage of a delightful enclosed rear garden with direct access from the sitting room and a car park with dedicated parking space to the rear.



GROUND FLOOR

Living / Dining Room
Kitchen

LOWER GROUND FLOOR

Sitting Room
Study / Occasional Bedroom
Utility Room / WC

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

This charming cottage is full of character and enjoys fabulous far-reaching views from the rear aspect.

The property is entered from the front aspect directly into a spacious living/dining room with tiled floor and feature fireplace housing a real-flame effect gas fire, with door giving access to a staircase rising to the first floor. The living/dining room is open through to the farmhouse-style kitchen with twin windows providing expansive views. The kitchen houses painted units with timber worktops incorporating a ceramic Butler sink and includes a large range-style oven with six-ring ceramic hob; there is space for a free-standing fridge-freezer. A staircase leads down from the kitchen to the spacious sitting room on the lower ground floor which has direct access out to the garden via a stable door and features a wood burning stove. Adjacent to the sitting room is a study, that could be utilised as a bedroom, with a utility room off that has plumbing for a washing machine, WC and wash basin.

There are two double bedrooms located on the first floor, with bedroom 2 enjoying far-reaching views. The first-floor accommodation is completed by a smart three-piece bathroom housing a P-shaped bath with shower over, WC and wash basin housed in a vanity unit. There is also access from the first-floor landing, to useful loft storage via drop down ladder.

EXTERNAL

Outside the fully enclosed rear garden enjoys far reaching views and comprises a level lawn, paved patio and timber potting shed. There is a dedicated car park on White Hart Fold with one space which is accessed via footpath from the rear garden and there is easy on-street parking.

LOCATION

The property is located within a mile of the excellent local amenities of Ripponden which include an excellent village school, church, health centre, dentist, vets and a selection of shops, pubs and restaurants.

The M62 is within a 15 minute drive, allowing speedy access to the motorway network towards Leeds and Manchester. There is a regular bus service nearby and mainline railway stations in the nearby towns of Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with boiler located in the utility room.

TENURE

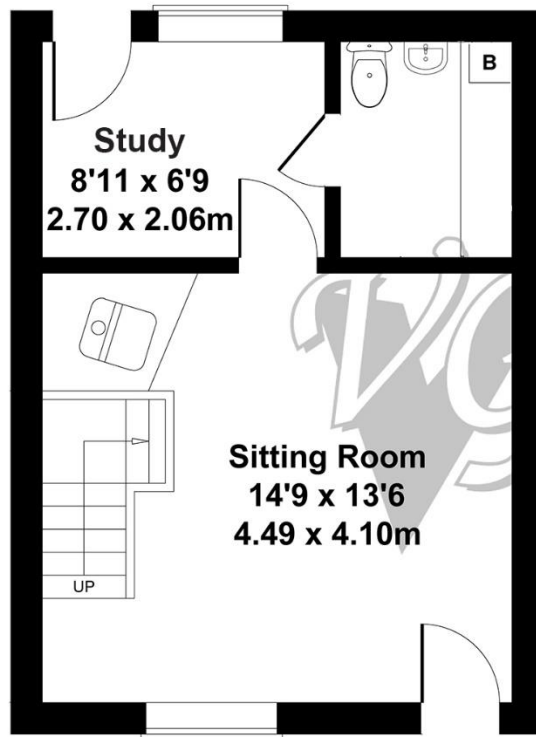
Freehold.

DIRECTIONS

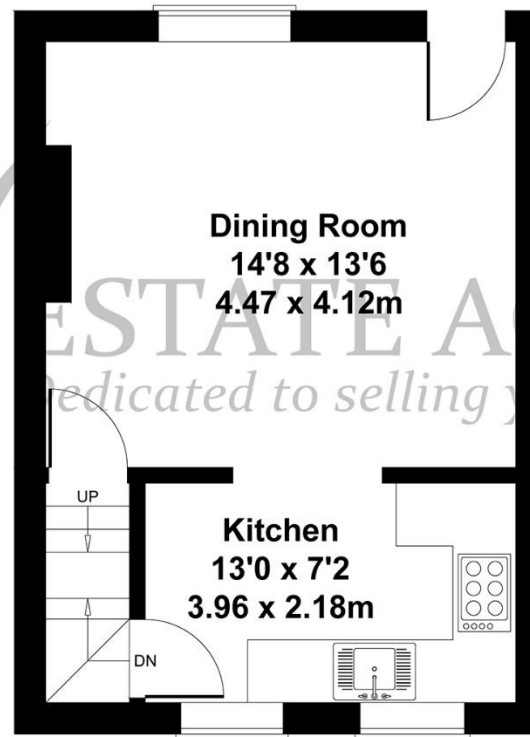
From Ripponden traffic lights take the Rochdale Road (right fork) and proceed uphill for approximately 1/2 mile and the property is on the left hand side just after White Hart Fold and before Dyson Lane.



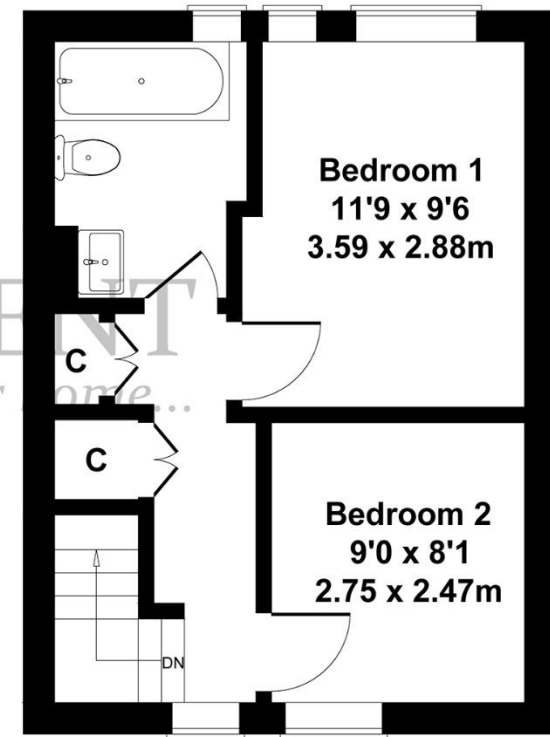
Approximate Gross Internal Area
915 sq ft - 85 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





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

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