











# 140 OLDHAM ROAD

RIPPONDEN | HX6 4EA

Located in the heart of Ripponden, this spacious and versatile four-bedroom detached home offers over 3,500 sq ft of energy-efficient living across three floors. Sustainability meets space with 16 solar panels and 6.4kW battery storage.

Highlights include a large garage, workshop, and playroom on the lower ground floor, a bright kitchen/dining room, living room, en-suite principal bedroom, study/bedroom, and bathroom on the ground floor. Upstairs offers two double bedrooms with private balconies, a shower room, and ample storage.

With a sun room, terraced garden, and excellent transport links, it's ideal for modern family living in a sought-after Calderdale village.



## LOWER GROUND FLOOR

Garage  
Workshop  
Playroom  
Laundry/WC  
Storage

## FIRST FLOOR

Landing  
Bedroom 2 with Balcony  
Bedroom 3 with Balcony  
Shower Room  
Linen Cupboard  
Storage  
Eaves Storage

## GROUND FLOOR

Entrance Hall  
Living Room  
Dining Kitchen  
Principal Bedroom  
Ensuite  
Bedroom 4/Study  
Bathroom

## COUNCIL TAX BAND

E

## EPC RATING

TBC



### INTERNAL

The lower ground floor comprises a large double garage, an extensive workshop, and a spacious playroom—ideal for hobbies, a home gym, or flexible recreational use.

On the ground floor, an inviting entrance hall leads to the heart of the home: A bright and airy open-plan kitchen and dining room features high-quality integrated appliances, including two ovens, a five-burner gas hob, a dishwasher, and a fridge freezer. This spacious hub of the home also offers direct access to a superb south-facing balcony—perfect for entertaining or enjoying the sun. This outdoor space spans the full width of the south elevation, offering fantastic views and an ideal setting for entertaining. The bright and spacious living room boasts not only a southerly aspect but also a multi-fuel stove. The principal bedroom benefits from an en-suite shower room, while a further double bedroom, currently used as a study, and a well-appointed house bathroom complete this level.

Upstairs, the first floor features two further double bedrooms, each with its own private balcony—perfect for enjoying morning coffee or valley views. A contemporary shower room, ample storage including linen cupboard, further storage and substantial eaves storage completes the upper floor.

### EXTERNAL

Externally, the property features a charming sun room, a terraced garden to the front, and off-road parking in addition to the garage.

### LOCATION

Ripponden itself is a vibrant and well-connected village, boasting excellent amenities including restaurants, pubs, shops, and healthcare facilities. Families will appreciate the nearby well-regarded primary and secondary schools. For commuters, there are easy transport links via the nearby M62 (Manchester and Leeds) and Sowerby Bridge train station offering regular connections to regional hubs.

### SERVICES

All mains services. Solar Panels and 6.4kw of domestic battery storage. Condensing gas boiler located at the top of the stairs leading to the lower ground floor.

### TENURE

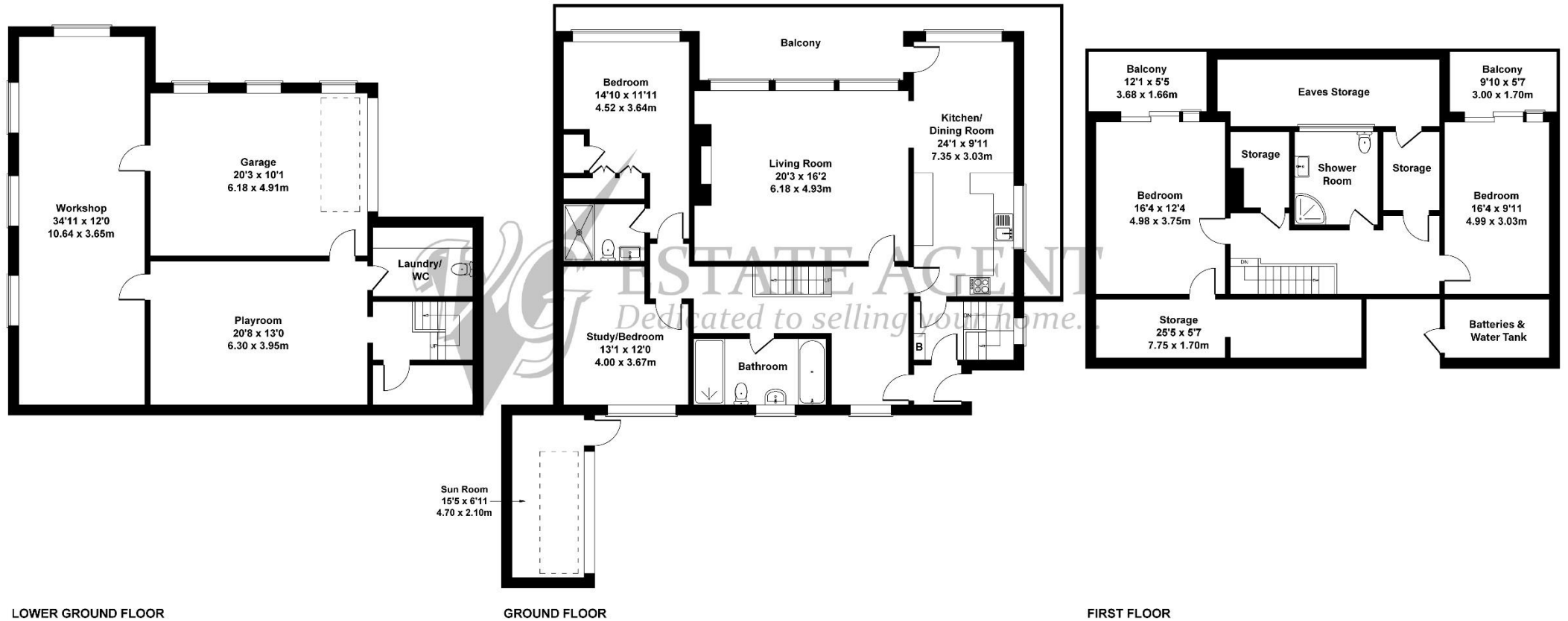
Freehold.

### DIRECTIONS

From Ripponden, head West on Oldham Road, the property can be found after 500m on the right.



Approximate Gross Internal Area  
3574 sq ft - 332 sq m







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.