







202 OLDHAM ROAD

RIPPONDEN | HX6 4EB

This charming and characterful mid-terrace cottage is conveniently located in an ideal position just a few minutes' stroll from the centre of Ripponden and all local amenities.

This delightful property provides beautifully presented accommodation arranged over two floors which includes a spacious sitting room, dining kitchen, two double bedrooms and three-piece bathroom.

Externally, there is a small, fully enclosed patio garden to the rear of the property and a stone store. There is easy on-street parking.



GROUND FLOOR

Living Room

Sitting Room

FIRST FLOOR

Bedroom 1

Bedroom 2

Family Bathroom

COUNCIL TAX BAND

A

EPC RATING

TBA

INTERNAL

The ground floor comprises a small entrance vestibule, a spacious sitting room which features an open fireplace with timber mantle housing a wood-burning stove and exposed beams to the ceiling.

The focal point of the adjacent dining kitchen is a beautiful exposed brick chimney breast with archway opening housing the Rangemaster stove (available by separate negotiation). The kitchen is fitted with a range of painted base and wall units and has plumbing for a washing machine and undercounter dishwasher as well as space for a fridge freezer. A stable door gives access to the rear garden, there is a useful understairs cupboard and a further door opens onto the staircase which rises to the first floor

There are two double bedrooms located on the first floor, with bedroom 1 being particularly spacious. The bedrooms are complemented by a fully-tiled three piece bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

There is a fully enclosed patio garden located to the rear of the property, ideal for warm weather al fresco entertaining. In addition, there is a useful stone store at the end of the row of cottages, ideal for bike or tool storage.

LOCATION

202 Oldham Road is just a short walk from the centre of the village, being within easy walking distance of all local amenities, which include a school, health centre, dental surgery and a wide selection of shops, bars and restaurants.

The M62 is within 5 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from nearby.

SERVICES

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

TENURE

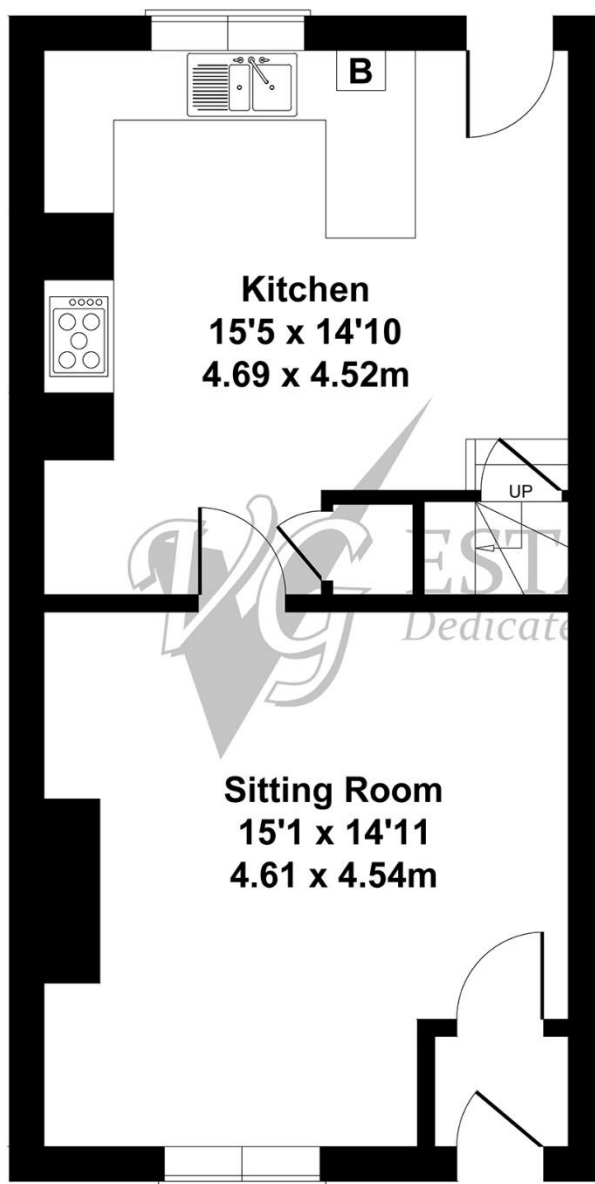
Freehold.

DIRECTIONS

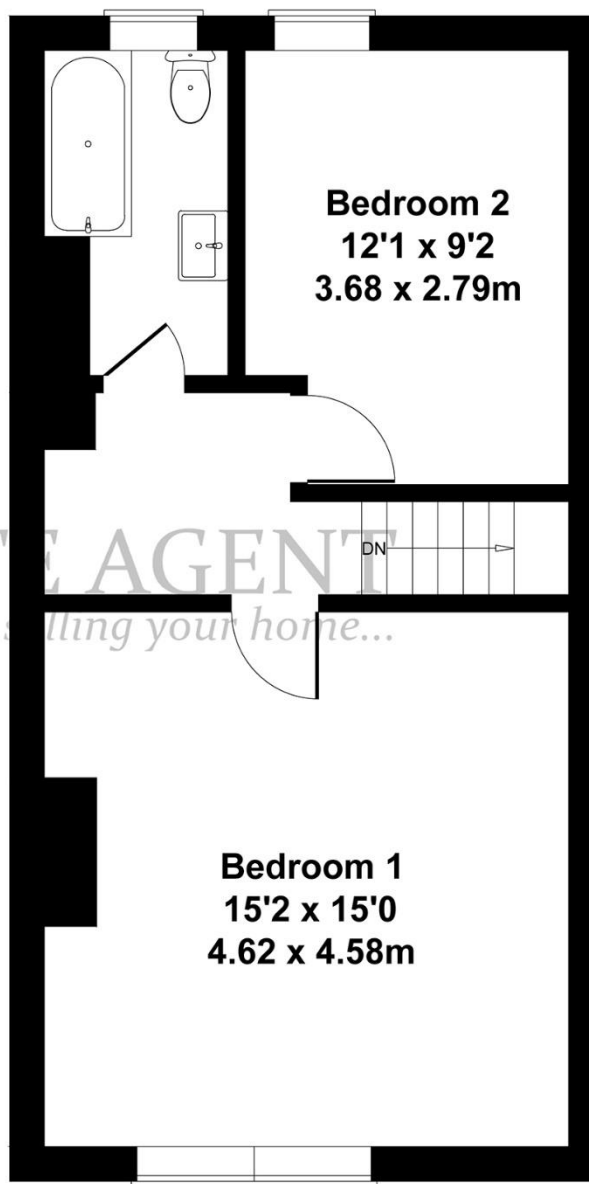
From the traffic lights in the centre of Ripponden, proceed on the A672 Oldham Road in the direction of Rishworth and the property is on the right hand side opposite Ripponden Business Park, identified by our For Sale board.



Approximate Gross Internal Area
915 sq ft - 85 sq m



GROUND FLOOR



FIRST 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.