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VALLEY VIEW

RIPPONDEN | HX6 4PA

A rare opportunity has arisen to acquire this extensively renovated and thoughtfully extended four-bedroom semi-detached bungalow, located in a peaceful and highly sought-after residential setting above Ripponden. Enjoying an elevated position with open views, “Valley View” combines modern living with flexible accommodation, ideal for families, downsizers, or those seeking multigenerational living.

The current owners have transformed the property to a high standard, creating a stylish and comfortable home that is ready to move into. The layout offers two spacious bedrooms on the ground floor alongside generous living spaces, while the upper floor hosts two further bedrooms—ideal for guests, children, or a home office setup. This flexibility allows the home to adapt to changing needs over time.



GROUND FLOOR

Entrance Hall
Living Room
Kitchen
Sun Room
Bedroom 2
Bedroom 4
Bathroom
Integrated Garage

COUNCIL TAX BAND

E

FIRST FLOOR

Landing
Principal Bedroom
Ensuite
Bedroom 3

EPC RATING

TBC

INTERNAL

The property is entered via a welcoming hallway which leads to the principal living spaces. A bright and spacious living room sits to the rear of the house, enjoying far-reaching views of the spectacular countryside and benefitting from contemporary styling, including a feature fireplace with multi-fuel stove.

Also benefiting from the views across the valley a large kitchen with island, beautifully fitted with a range of modern cabinetry, integrated appliances, and leading into the Sun Room Dining area, bi-fold doors lead out onto the patio, creating a seamless indoor-outdoor connection—perfect for entertaining.

Also on the ground floor are two double bedrooms and a stylish family bathroom featuring a modern white suite with bath and separate shower. The first floor landing, accessed via a staircase in the entrance hall, provides access to two further bedrooms—both with Velux windows and ample storage and the larger room boasting an ensuite shower room.

EXTERNAL

The gardens are landscaped to the front and rear, offering a mix of lawn, patio, and mature borders. The rear garden is private and secure and includes patio areas perfect for summer dining. The driveway provides off-road parking for multiple vehicles and leads to an integrated garage, ideal for storage or workshop use.

LOCATION

Valley View is situated just a short distance from the centre of Ripponden, with easy access to local amenities including shops, schools, restaurants, health services, and public transport. The M62 motorway is within 15 minutes' drive, providing excellent connectivity to both Manchester and Leeds. Mainline rail links can be accessed at nearby Sowerby Bridge and Littleborough stations.

SERVICES

All mains services. Gas central heating with the boiler located at the rear of the integrated garage.

TENURE

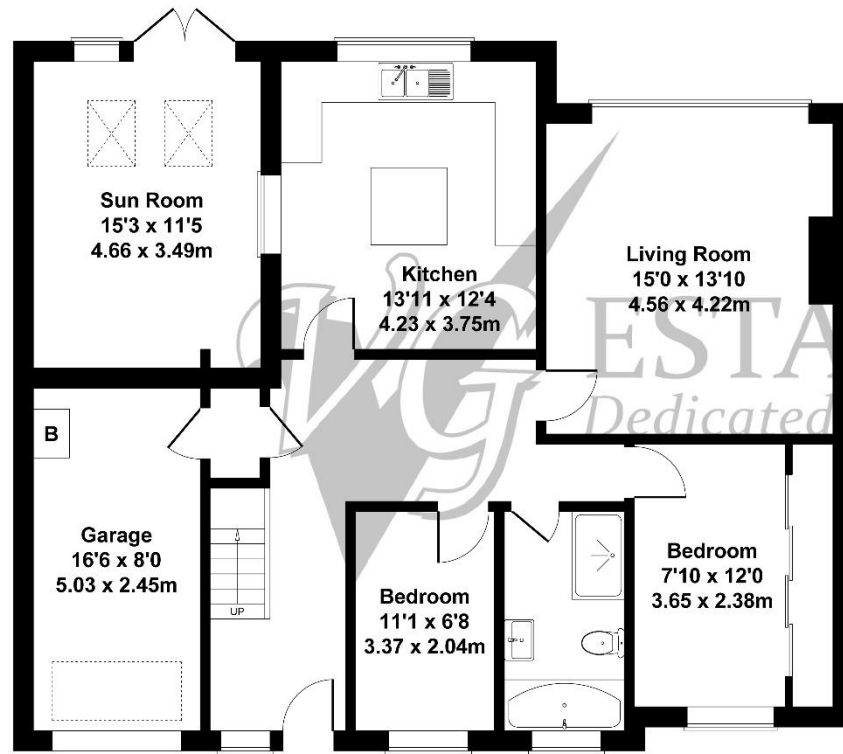
Freehold.

DIRECTIONS

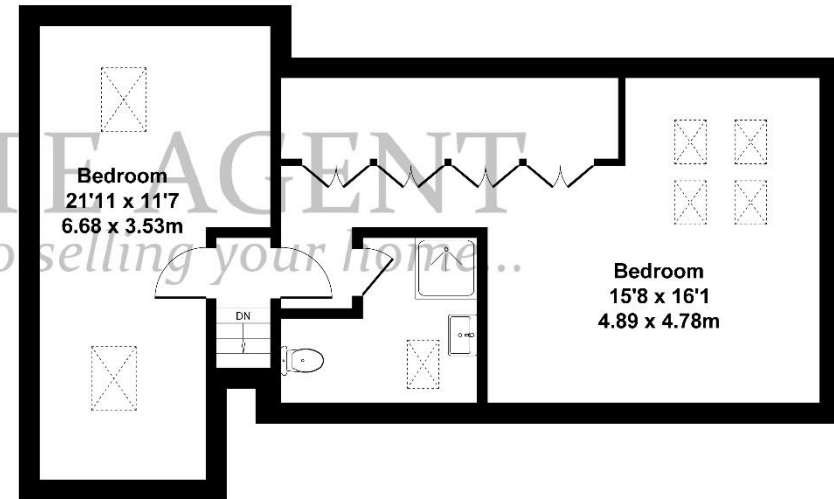
From Ripponden, take the Halifax Road (A58) and turn left onto Royd Lane. Continue uphill, turning left at the T-junction opposite the Beehive Inn. Follow Cross Wells Road and take the left turning at the crossroads into Ripponden Old Lane. Valley View is located a short distance down on the right-hand side.



Approximate Gross Internal Area
1830 sq ft - 170 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.