







43 SPINNERS HOLLOW

RIPPONDEN | HX6 4HY

Located on a quiet residential cul-de-sac of eight houses overlooking the River Ryburn and within easy walking distance of the centre of Ripponden this detached property offers good-sized family accommodation with a fully enclosed rear garden and off-road parking on the block paved driveway.

The accommodation includes a spacious living room, dining room with Tilt & Slide door into the garden, well-appointed breakfast kitchen, four bedrooms complemented by a three-piece bathroom two en-suite shower rooms and a downstairs cloakroom.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Breakfast Kitchen
Cloakroom
Integral Garage

COUNCIL TAX

F

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Jack & Jill Shower
Bedroom 3
Bedroom 4
House Bathroom

EPC RATING

B

INTERNAL

The property is accessed via a spacious hallway with staircase rising to the first floor.

Double doors access the spacious sitting room which features a contemporary wall mounted gas fire. Further double doors open into the dining room which has Tilt & Slide door opening into the rear garden. The charming kitchen is fitted with a range of contemporary beechwood units with complementary worktops housing a 1½ bowl sink. Equipment includes an electric oven with four-ring gas hob and extractor canopy over, plumbing for a washing machine and slot-in dishwasher and space for a dryer. In addition there is a superb pantry unit incorporating drawers, shelving and space for an American style fridge-freezer.

Completing the ground floor accommodation is a two-piece cloakroom and a personal door leading into the integral double garage. Amtico flooring throughout the ground floor.

The bedrooms are all located on the first floor, Bedroom 1 benefits from plentiful built-in storage and a smart en-suite shower room with glass door and underfloor heating. Bedrooms 2 and 3 also benefit from built-in storage. Completing the first floor accommodation is a three-piece bathroom housing a bath with mixer tap with hand shower, WC and pedestal wash basin and a Jack and Jill shower room between bedrooms 2 and 3.

EXTERNAL

To the front of the property is a block paved driveway providing ample off-road parking in front of the double integral garage which has electric doors. Adjacent to the drive is a patio with raised planters, slate chippings and bordered by a laurel hedge.

To the rear is a large fully enclosed garden with stone flagged sunny courtyard and covered patio as well as an area with raised flower/vegetable beds and timber framed greenhouse. A flight of steps with glass balustrade lead up to a raised patio and beyond that the garden is terraced with mature planting and path leading to a further secluded patio.

LOCATION

Spinners Hollow is located within walking distance 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 train stations in Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating, boiler located in garage. UPVC double glazing. Alarm system. Solar panels benefitting from feed-in-tariff payments.

TENURE

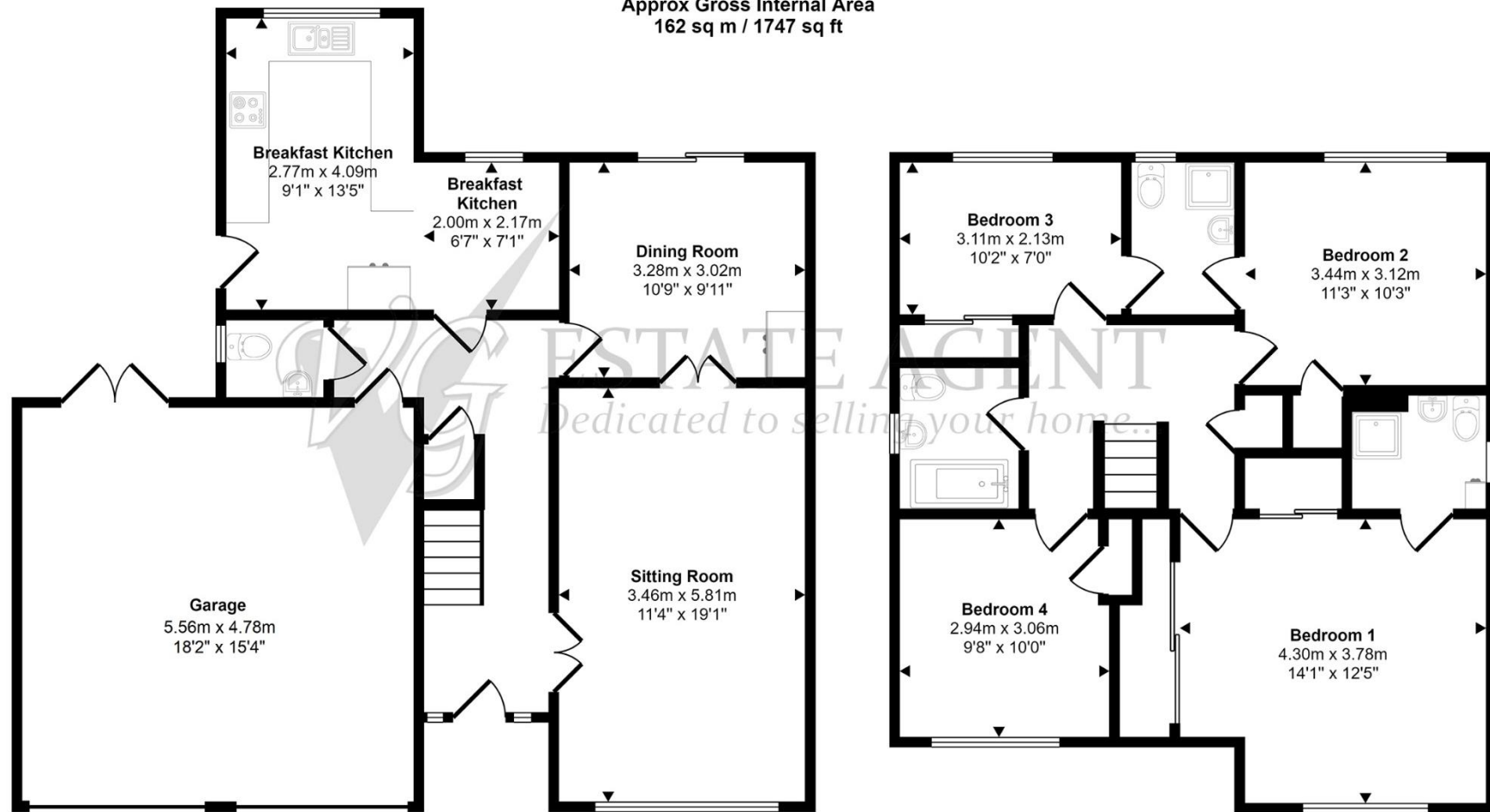
Leasehold. 999 year lease from 1st January 2000, annual ground rent £100 fixed in perpetuity which entitles owner to use the extensive private Spinners Hollow grounds.

DIRECTIONS

From Ripponden take the Oldham Road passing the Co-op on the left and turn left into Spinners Hollow after approximately 50 metres. Follow the road round past the apartments and continue to follow the road downhill as it narrows. No 43 is the second to last detached house of the cul-de-sac on the left hand side.



Approx Gross Internal Area
162 sq m / 1747 sq ft





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.