





111 OLDHAM ROAD

RIPPONDEN | HX6 4EB

This well-presented cottage is situated within walking distance of Ripponden village and benefits from a fully enclosed garden with lawn and timber shed, and a designated off-road parking space.

The beautifully presented property features exposed beams and enjoys a pleasant woodland aspect.

The accommodation is arranged over two floors and briefly comprises a spacious sitting room, fitted kitchen, two bedrooms and a three-piece bathroom.

In addition, there is a useful storage cellar.



GROUND FLOOR

Living Room

Kitchen

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1

Bedroom 2

House Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is entered directly into a spacious living room with a large window flooding the room with natural light and enjoying an open aspect over the garden and towards woodland. There are exposed beams to the ceiling and feature exposed stonework to the chimney breast.

The well-planned kitchen houses a range of white units with timber effect worktops, appliances include an electric oven with gas hob and filter hood above, plumbing for a washing machine and dishwasher, as well as space for a dryer and fridge freezer.

There is a useful cellar accessed from the kitchen.

On the first floor are two bedrooms complemented by a three-piece bathroom comprising bath with mains-fed shower over, WC and wash hand basin.

EXTERNAL

Outside, there is a fully enclosed rear garden with a pea-gravelled patio, lawn and timber shed. There is a designated off-road parking space to the rear of the garden.

LOCATION

The cottage is centrally located in Ripponden, within a few minutes' walk of the excellent local amenities which include a health centre, dentist surgery, vets practice and a good selection of shops, pubs and restaurants.

There is a regular bus service close by. The M62 is within 10 minutes' drive, allowing speedy access to the motorway network, Leeds and Manchester. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

TENURE

Freehold

SERVICES

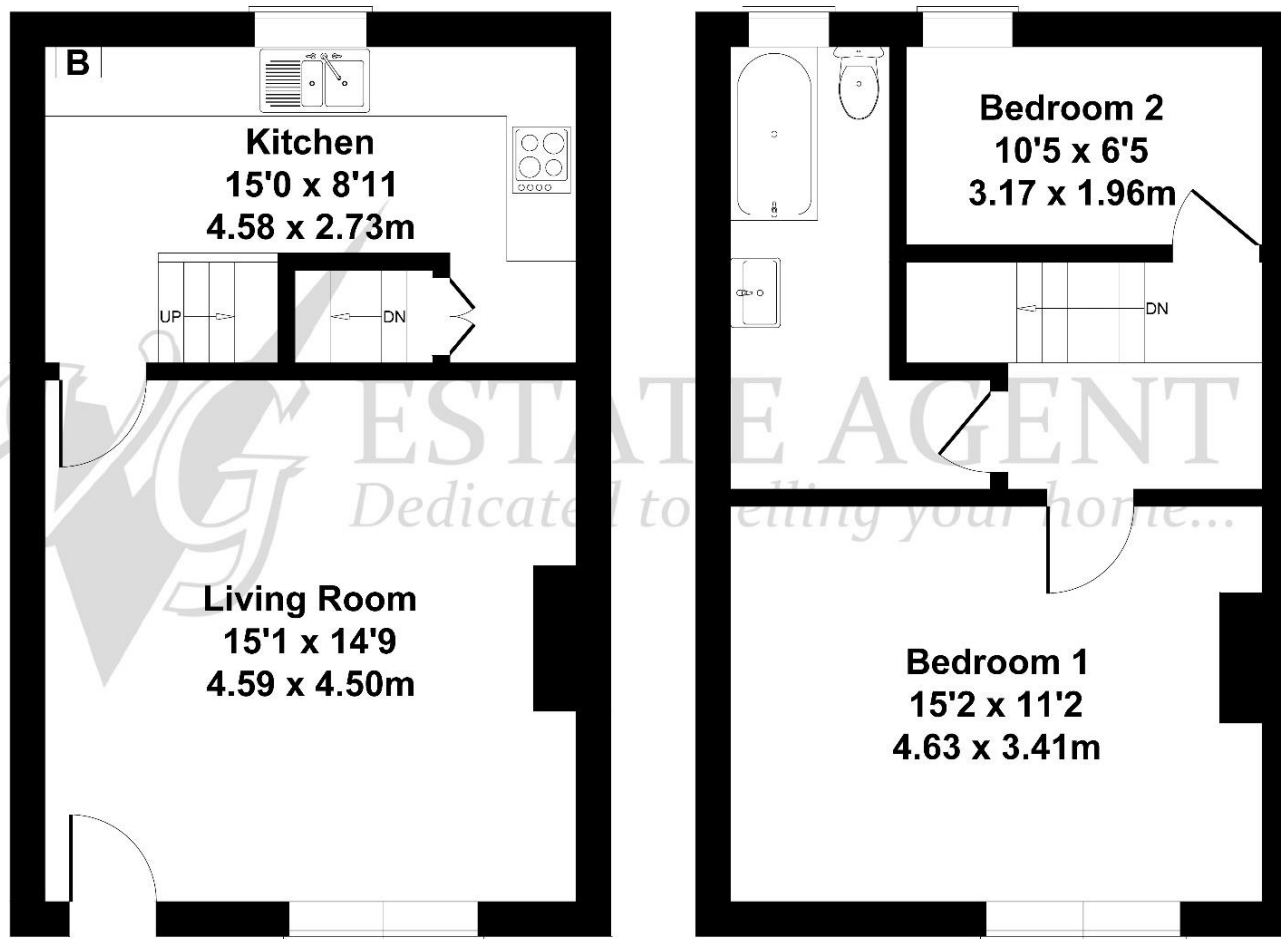
All mains services. Gas central heating with the boiler located in the kitchen. UPVC double glazing.

DIRECTIONS

From the centre of Ripponden take the Oldham Road towards Rishworth. Pass the fish and chip shop on the left and Number 111 can be found on the left-hand side just before Ripponden Business Park, identified by our sale board.



732 sq ft - 68 sq m



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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.