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12 DYSON LANE

RIPPONDEN | HX6 4JX

This well-presented mid terrace cottage is hidden away in a deceptively peaceful position yet within walking distance of the village centre and benefiting from far-reaching countryside views.

The accommodation is arranged over three floors and briefly comprises an open-plan living room / kitchen, two double bedrooms, bathroom and second floor occasional bedroom / hobbies room with cloakroom.

This delightful property would make an ideal prospect for the first-time buyer or those wishing to downsize.



GROUND FLOOR

Living Room
Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

SECOND FLOOR

Occasional Bedroom / Hobbies Room

COUNCIL TAX

A

EPC RATING

E

INTERNAL

This characterful property is well-presented and is flooded with natural light from the south-facing windows.

The property is entered directly into the open plan living room / kitchen with staircase rising to the first floor. The stone chimney breast features a traditional timber fire surround which houses a multi-fuel stove.

A step leads up to the kitchen area which features a quarry tiled floor and is fitted with a range of pine base and wall units with complementary worktops incorporating a 1½ bowl sink. Equipment includes a Rayburn oven, a separate electric oven with four-ring gas hob over, plumbing for a washing machine and space for a fridge freezer.

There are two double bedrooms on the first floor, Bedroom 1 enjoying far-reaching views over the Ryburn Valley. The first floor accommodation is completed with a smart bathroom with P-shaped bath with mains-fed shower over, WC and pedestal wash basin.

The second floor occasional bedroom is accessed via a space-saving library staircase and benefits from Velux rooflights, plentiful undereaves storage and a useful cloakroom area with WC and pedestal wash basin.



EXTERNAL

Stone flagged yard, parking nearby.

LOCATION

The excellent village amenities of Ripponden are within walking distance and include a primary school, health centre, dentist, veterinary surgery, church, park and a selection of shops, restaurants and pubs.

The M62 is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester, there are mainline railway stations at nearby Sowerby Bridge and Littleborough and there is a regular public bus service offering services towards Halifax.

SERVICES

All mains services, gas central heating, boiler located in bedroom 2.

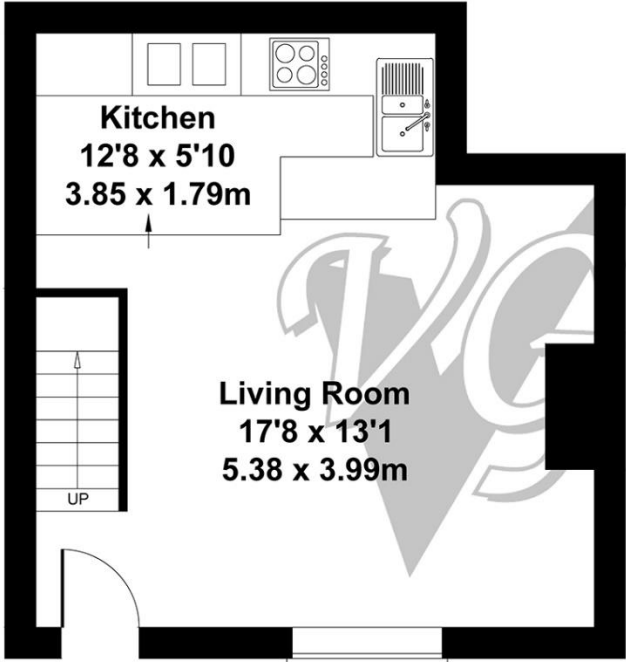
TENURE Freehold

DIRECTIONS

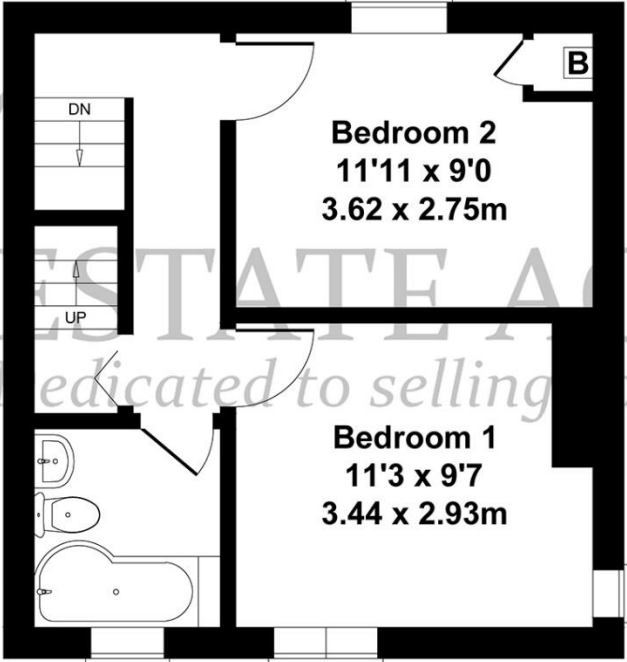
From Ripponden take the A58 Rochdale Road. Proceed uphill for approximately 3/4 mile, turn left down Dyson Lane and the property is accessed from the right in front of a property named South View. For viewing purposes park on Rochdale Road and walk to the property.



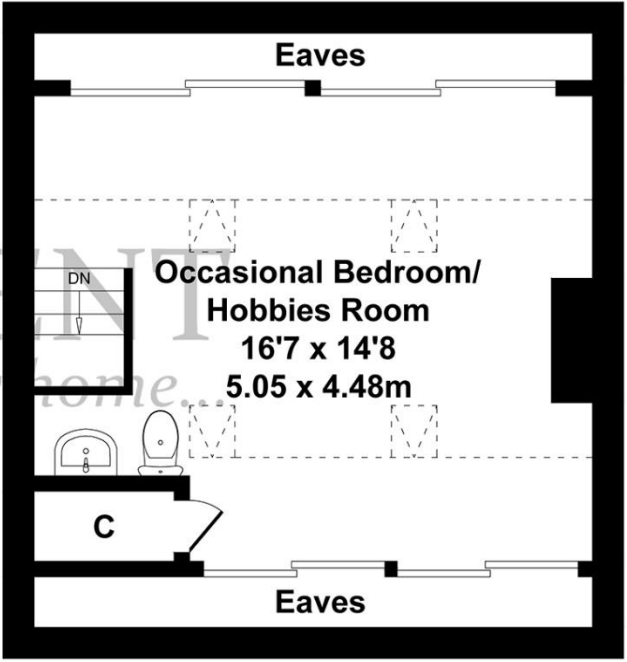
Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



View from Bedroom 1



IMPORTANT NOTICE

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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.