



Apartment 7, Dickin Royd, Ripponden, HX6

Ripponden, HX6 4DR

Offers In The Region Of £90,000 Leasehold





For sale with no vendor chain, situated in the heart of the sought-after Ripponden village offering the ideal purchase for first-time-buyers or buy-to-let investors alike. This one bedroom first-floor apartment offers modern living and allocated parking for one car. Close to the local amenities of Ripponden and benefitting from excellent transport links.

Location

Ripponden is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. Bus routes are close by as are many country walks. The centre of Ripponden benefits from independent restaurants and public houses, health centre, pharmacy, library and shops yet remaining close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area with Ripponden Junior & Infant School close by.

Accommodation

Access is gained into the entrance hallway through a timber door, finished with wood flooring which continues throughout the property, and with an intercom service to the communal door.

Leading off the hallway and through to the light and airy open plan living kitchen, showcasing a large window to the side elevation allowing for plenty of natural light to flood through and benefitting from built in storage.

The kitchen offers a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include: electric oven, four-ring induction hob with extractor above, dishwasher and fridge freezer.

Moving through to the bedroom, being a double, with a large window allowing for natural light and enjoying an outlook towards Rippondens main centre. The bedroom benefits from a partitioned off dressing area with its own window and light.

Completing the accommodation is the house bathroom enjoying a contemporary three-piece suite comprising a w/c, wash-hand basin and a panelled bath with overhead shower attachment.

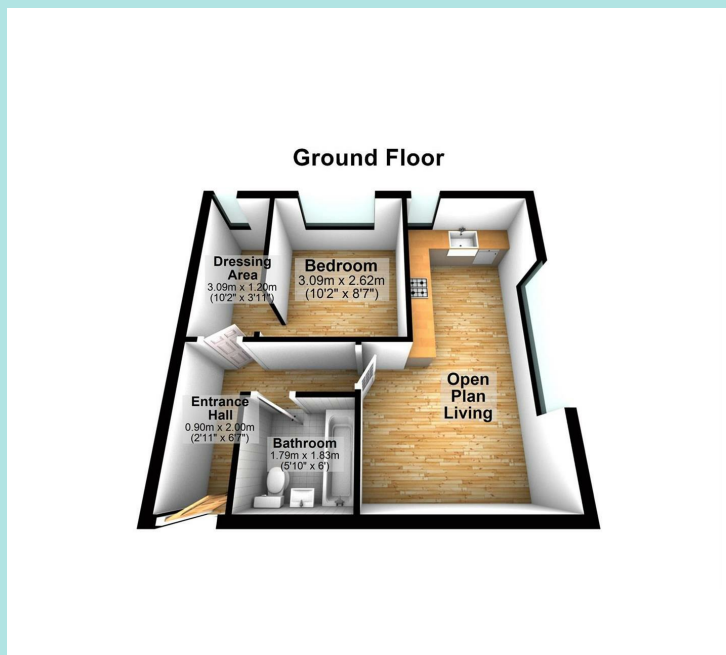
Externally, the property comes with allocated parking for one car and additional on-street parking.

Council tax band: A

EPC rating: F

Ground rent: £25 per annum

Service charge: £1,420 per annum



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