



WAINHOUSE
PROPERTIES



17 VALE COURT MILL FOLD WAY RIPPONDEN

£335,000
FREEHOLD

Welcome to Vale Court, situated in this sought-after location of Ripponden and home to this stunning 3-bedroom house. This property boasts quality fixtures and fittings, offering a modern and stylish living space finished to a high standard. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. Modern fitted kitchen and dining area with integrated appliances. The property features three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office. The property's contemporary design and attention to detail are evident throughout, making it a truly desirable place to call home. Built in 2018, this house offers 1,184 sq ft of living space, providing plenty of room for comfortable living. The convenience of parking for two vehicles adds to the appeal of this property, making it ideal for those with multiple cars or guests. Private rear enclosed garden with decked seating area and lawned garden. Don't miss the opportunity to own this beautiful home in a prime location. Contact us today to arrange a viewing and make this house your own.



• MODERN TOWNHOUSE • THREE BEDROOMS • QUALITY FIXTURES AND FITTINGS
THROUGHOUT

Entrance Hall

Access via composite door leading into the bright hallway with staircase to the first floor and door to:

Living Room

Spacious living room with double glazed window to the front, radiator and inset spot lighting.

WC

Accessed via the hallway with WC, wash basin, radiator and extractor fan.

Kitchen Diner

Good sized room with modern fitted kitchen with up and under units and complementary work surfaces. Integrated appliances include oven, induction hob with extractor overhead. Fridge freezer, dishwasher and washing machine. Dining area has double doors leading out to the rear garden, radiator and further double glazed window,

First Floor

With loft access point, radiator and storage cupboard.

Bedroom One

Master bedroom with double glazed window to the front, radiator and door to:

En-Suite

Comprising of WC, wash basin and corner shower cubical. partly tiled walls, tiled flooring, chrome heated towel rail and frosted double glazed window.

Bedroom Two

Further double room with double glazed window to the rear and radiator.

Bedroom Three

Currently used as a dressing room but would make a single bedroom with double glazed window to the rear and radiator.

Bathroom

Modern family bathroom comprising of WC, wash basin and bath with shower over head. Partly tiled walls, tiled flooring, extractor fan, chrome heated towel rail and frosted double glazed window.

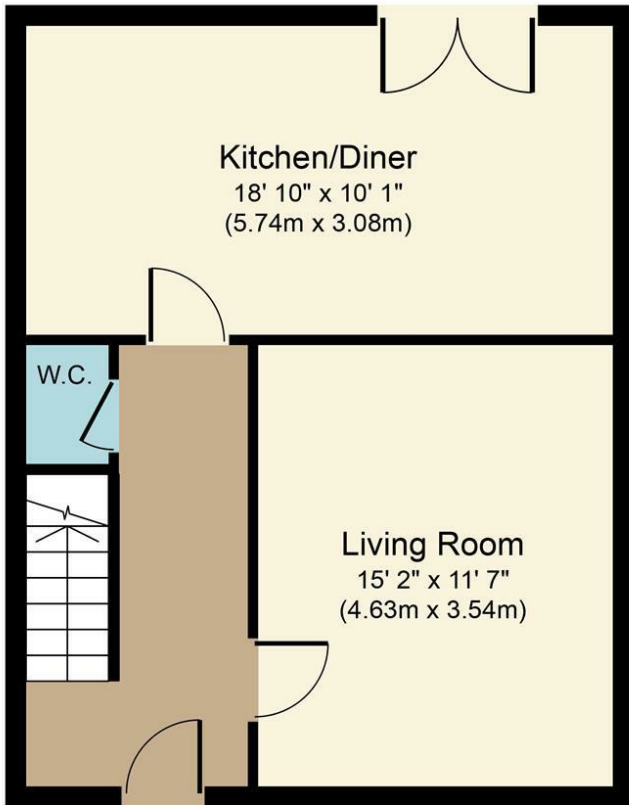
External

The property benefits from parking for two cars to the front and stairs to the front door. There is access to the side of the property and an enclosed private rear garden which has composite decking providing a lovely seating area, stairs leading into the dining area and lawned garden.

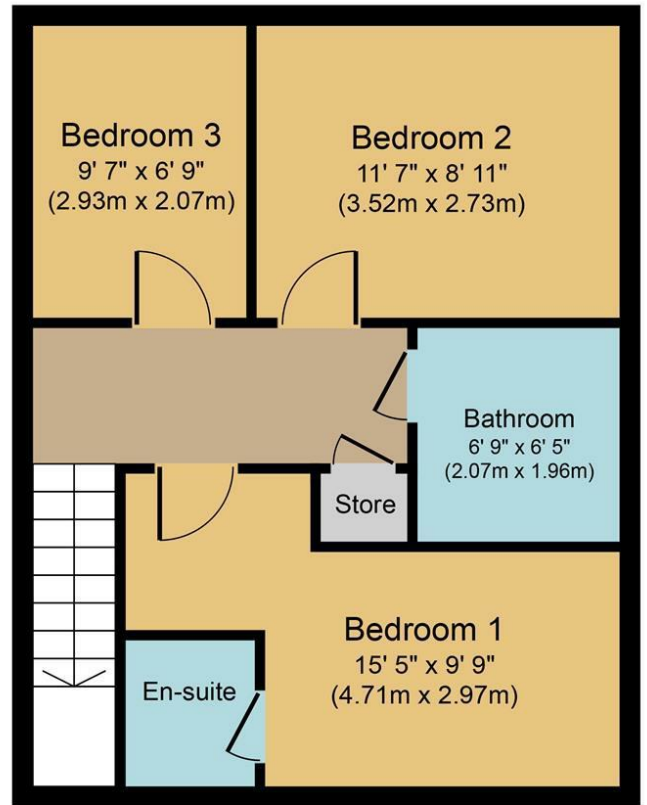


- HOUSE BATHROOM, DOWNSTAIRS WC & EN-SUITE • READY TO MOVE IN TO • SOUGHT AFTER LOCATION • PARKING FOR TWO CARS • PRIVATE GARDEN TO THE REAR





Ground Floor
Approximate Floor Area
452 sq. ft.
(42.0 sq. m.)

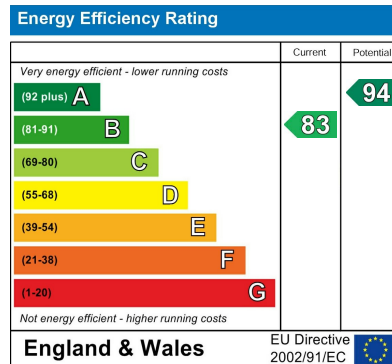


First Floor
Approximate Floor Area
452 sq. ft.
(42.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Croft Myl
Croft Myl West Parade
Halifax
HX1 2EQ

01422 652 317
sales@wainhouseproperties.co.uk
<https://wainhouseproperties.co.uk/>

