

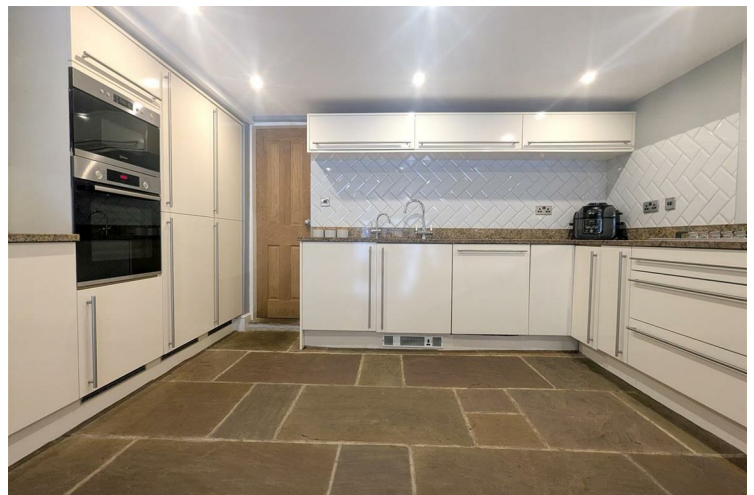
Chapters



25 HALIFAX ROAD
RIPPONDEN

£310,000
FREEHOLD

Chapters are delighted to market this home on Halifax Road in the charming village of Ripponden, this delightful mid-terrace offers a perfect blend of character and modern living. Built in 1900, the property has been thoughtfully updated to include contemporary fixtures and fittings while retaining its original charm. Spanning an impressive 1,518 square feet, this spacious family home boasts set over three floors has a lot to offer. The highlight of this residence is undoubtedly the open-plan dining kitchen, which serves as the heart of the home. This well-designed area features integrated appliances and bi-fold doors that seamlessly connect the indoor space to the garden, creating an ideal setting for family gatherings and summer barbecues. The four generously sized bedrooms offer comfortable accommodation for the entire family, along with cosy living room, modern bathroom and shower room with utility area, the design has been carefully considered throughout. Situated in a desirable location, this property is in close proximity to excellent schools and local amenities, making it an ideal choice for families. With its combination of space, style, and practicality, this home is sure to appeal to those seeking a welcoming environment in a vibrant community. Don't miss the opportunity to make this charming property your own.



• MODERN TERRACE PROPERTY • FOUR BEDROOMS • COSY LIVING ROOM • STUNNING OPEN
PLAN KITCHEN DINING

Entrance Hallway

Access via composite front door, staircase with glass balustrades leading to the first floor, useful storage space under the stairs, radiator and door to:

Living Room

Large living room with double glazed window to the rear, feature exposed brick wall and feature fireplace. Radiator, staircase with glass balustrade leading to the lower ground floor and inset spot lighting in the skirting boards.

Bedroom One

Large double room with double glazed window to the front, radiator and panelled walls.

Lower Ground Floor

Dining Room

The open plan space is the heart of the home having bi fold doors out to the rear garden area, fitted shelving, space for a dining table and space for additional seating. Feature fireplace with wood burning stove fire, steps leading to:

Kitchen

Modern fitted kitchen with stone flagged flooring and matching wall and base units incorporating a sink and drainer. Integrated appliances include oven, microwave, hob with extractor overhead. Wine fridge, dishwasher, full sized fridge and freezer plus instant hot water tap. Tiled splashbacks, under unit heating and door to:

Shower Room/ Utility

This fantastic space comprises shower cubical, built in utility cupboards to house a washer and dryer, WC, wash basin and excellent storage space.

First Floor

Landing with loft access point which has a drop down ladder and is fully boarded.

Bedroom Two

Large double room with fitted wardrobes and drawers, double glazed window to the front and radiator.

Bedroom Three

Further good sized double with fitted wardrobes and fitted dresser with drawers. Double glazed window to the rear and radiator.

Bedroom Four

Single room currently used as a home office with double glazed window to the front and radiator.

Bathroom

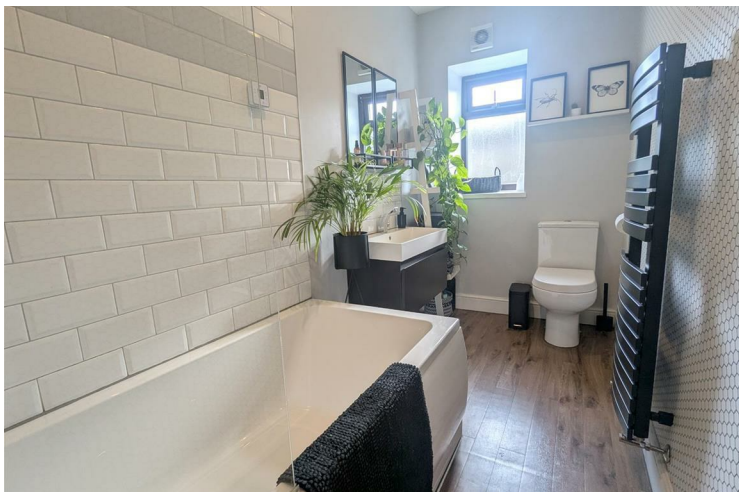
Contemporary three piece bathroom suite comprising WC, wash basin with vanity cabinet under and bath with shower over head with dual shower attachment. Part tiled walls, black towel rail and frosted double glazed window.

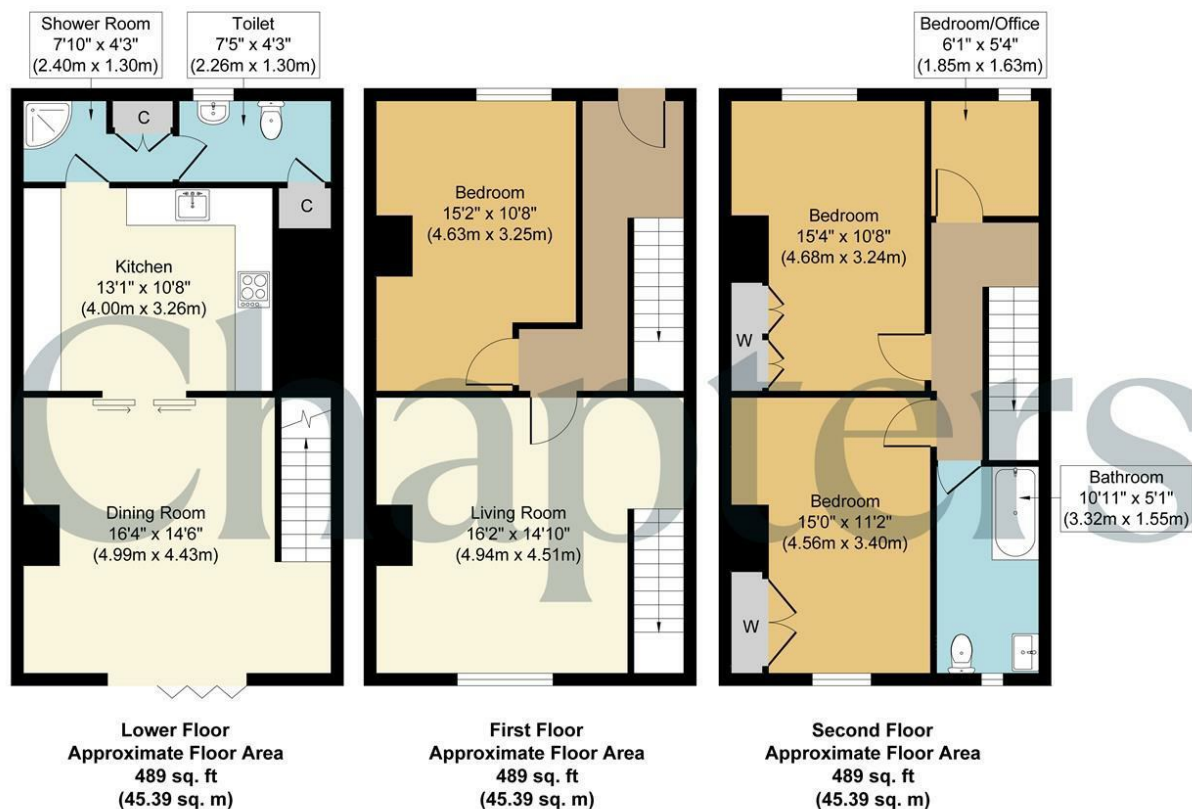
External

The property is gated to the front with a small paved patio leading to the front door. To the rear there is a large paved seating area with stairs leading down to an artificial lawn garden with sunken trampoline and summer house which has lighting.

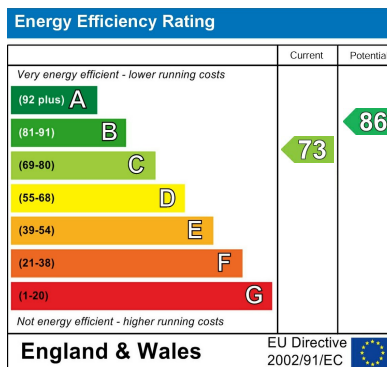


• KITCHEN WITH INTEGRATED APPLIANCES • SHOWER ROOM WITH UTILITY • LARGE GARDEN TO THE REAR WITH SUMMER HOUSE AND SUNKEN TRAMPOLINE • SOUGHT AFTER LOCATION





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.
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Chapters
 40 Wharf Street
 Sowerby Bridge
 HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

Chapters