

**VG** ESTATE AGENT  
*Dedicated to selling your home...*





# 33 SMALL LEES ROAD

RIPPONDEN | HX6 4DZ

This deceptively spacious mid-terrace property is tucked away on a quiet, no-through lane within easy walking distance of the centre of Ripponden and benefits from off-road parking and enclosed garden.

The property comprises a large contemporary breakfast kitchen, dining room, dual aspect sitting room, two double bedrooms and a stylish three-piece shower room.

**GROUND FLOOR**  
Breakfast Kitchen  
Dining Room

**FIRST FLOOR**  
Entrance Vestibule  
Sitting Room

**SECOND FLOOR**  
Bedroom 1  
Bedroom 2  
Shower Room

**COUNCIL TAX BAND**  
F

**EPC**  
D (Expired)



### INTERNAL

The kitchen is fitted with a range of cream gloss units with timber work tops, stainless steel sink, double oven, four-ring gas hob, with plumbing for washing machine and dishwasher along with space for a fridge freezer; there is a central island unit/breakfast bar and an exposed stone fireplace housing an electric stove. The kitchen is open through to the dining room and the ground floor accommodation includes a cloakroom and storage cupboard. Stairs led to the first floor sitting room which benefits from dual aspect windows, open fireplace housing a multi-fuel stove and external access to the rear of the property via the entrance vestibule.

The second floor accommodation includes two double bedrooms and a shower room. The principal bedroom benefits from fitted wardrobes and there is access to loft storage.

### EXTERNAL

The property boasts off road parking to the rear, in addition to a private garden with artificial lawn and a convenient shed.

### LOCATION

The property is within easy walking distance of the excellent local amenities in Ripponden, which include a village school, health centre, dental practice, vets and a selection of shops, pubs and restaurants. The M62 is within 3 miles, providing excellent commuter links, and there is a mainline railway station in nearby Sowerby Bridge, with direct lines to Leeds and Manchester.

### SERVICES

All mains services. Gas central heating, new boiler located in Kitchen. UPVC double glazing.

### TENURE

Freehold.

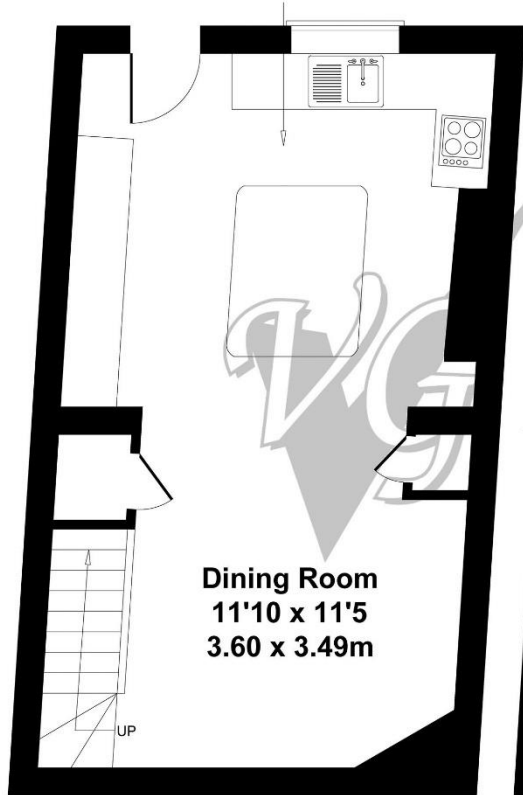
### DIRECTIONS

From the centre of Ripponden proceed along the A672 Oldham Road, turn right immediately after 'The Larder' delicatessen into Small Leeds Road, The property is the second on the right. (For viewing purposes park on Oldham Road and walk round to the rear entrance of the property).



Approximate Gross Internal Area  
1097 sq ft - 102 sq m

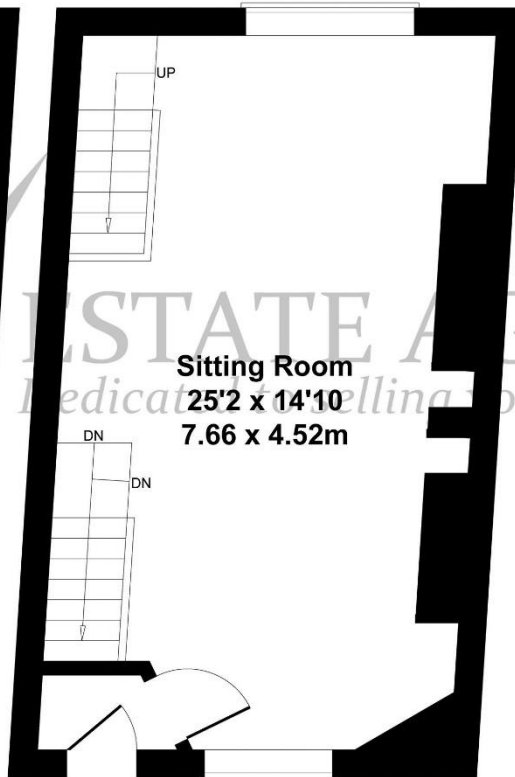
Kitchen  
14'6 x 12'5  
4.43 x 3.79m



Dining Room  
11'10 x 11'5  
3.60 x 3.49m

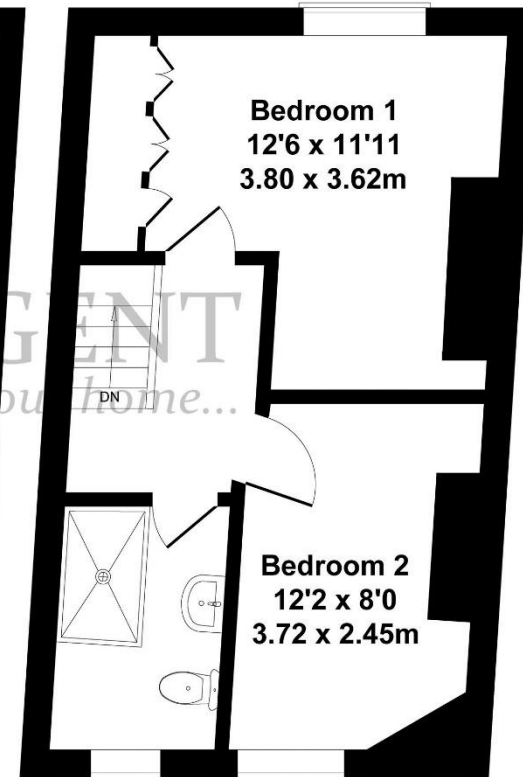
GROUND FLOOR

Sitting Room  
25'2 x 14'10  
7.66 x 4.52m



FIRST FLOOR

Bedroom 1  
12'6 x 11'11  
3.80 x 3.62m



Bedroom 2  
12'2 x 8'0  
3.72 x 2.45m

SECOND FLOOR



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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.