







10 GODLEY ROW

RIPPONDEN | HX6 4DQ

Located in the heart of the conservation area of Ripponden, this delightful semi-detached cottage stands in an elevated position and enjoys delightful views across the village.

The accommodation brims with character and is arranged over two floors to include a sitting room, dining kitchen, three bedrooms, study, utility room, bathroom and shower room.

There is a charming lawn garden with views over the village.

The property makes use of an off-road parking space and is available with no onward chain.



GROUND FLOOR

Sitting Room
Dining Kitchen
Utility Room
Shower Room

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Study

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is entered directly into the cosy cottage dining kitchen, with traditional timber cabinetry and tiled worktops. It features a gas hob, electric oven and plumbing for a dishwasher. The room exudes character, with exposed beams and an exposed stone chimney breast.

The delightful sitting room features exposed timber beams and a stone fireplace housing a multi-fuel stove. Windows to the front and rear fill the room with natural light and provide far-reaching views across the village.

The ground floor accommodation also includes a utility room with plumbing for a washing machine and space for a dryer. Alongside the utility room is a convenient ground floor shower room with wash basin and WC.

From the first-floor landing, there is access to the three double bedrooms. Bedrooms 1 and 2 both feature window seats, providing a great spot to take in the views across Ripponden. In addition to the third bedroom, there is a study, perfect for those who work from home. Completing the first-floor accommodation is a household bathroom with bath, WC and wash basin.

EXTERNAL

The property enjoys an elevated setting and is accessed from Old Bank. To the side of the property is a lawned garden enclosed by fencing, together with a paved area providing space for seating. The property also benefits from parking to the front, an area that has been used exclusively by the current owners for the last 25 years

LOCATION

The property is located just a short walk away from the heart of Ripponden close to all the local amenities, which include a church, village school, health centre, vets, dental practice and a selection of shops, pubs, and restaurants. The M62 is only 10 minutes' drive away, providing excellent commuter links and there are mainline railway stations with direct lines to Manchester and Leeds in Sowerby Bridge and Littleborough, plus a regular bus service.

SERVICES

All mains services. Gas central heating with boiler located in utility room.

TENURE

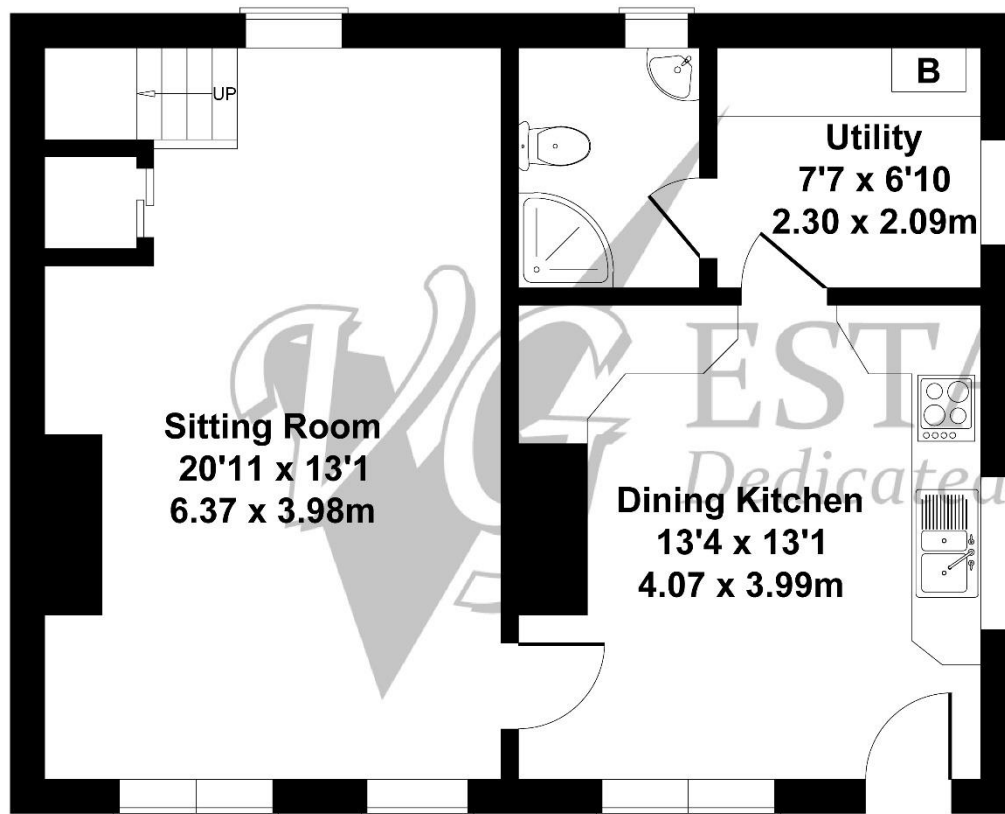
Freehold.

DIRECTIONS

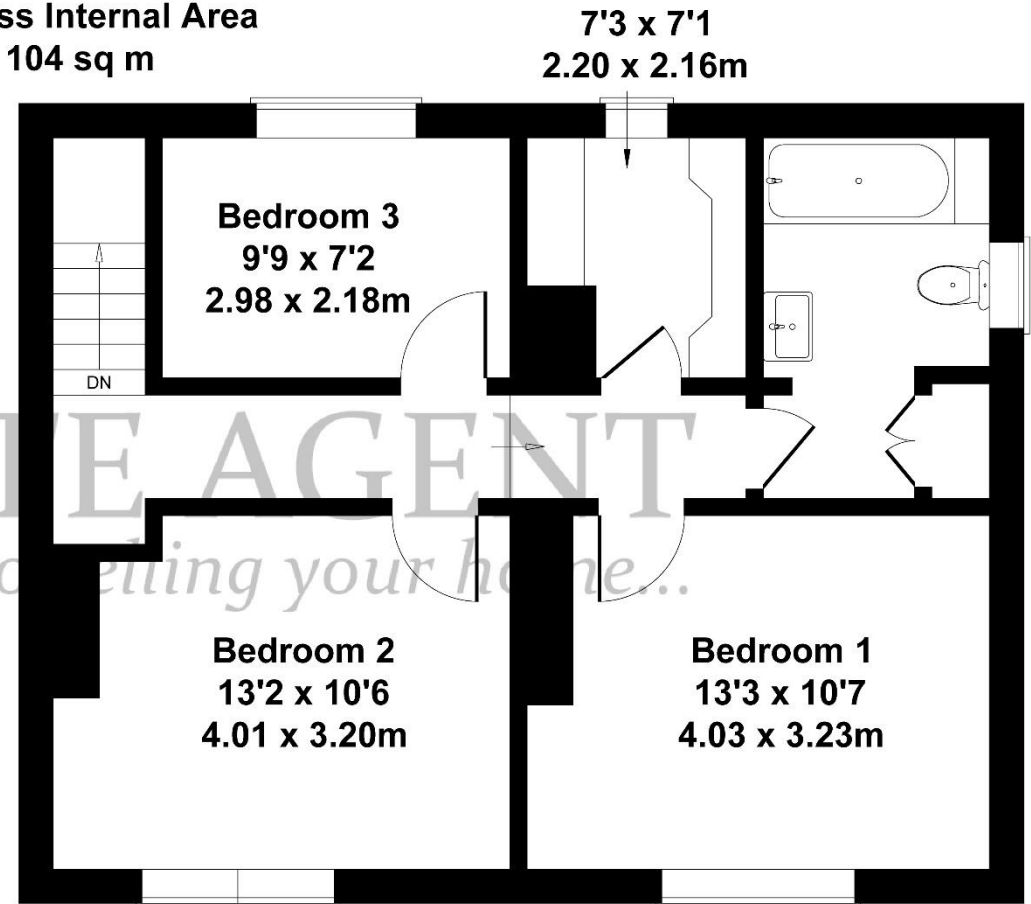
From the traffic lights in the centre of Ripponden proceed up Elland Road and turn left into Bridge End, bearing right in front of St Bartholomew's Church into Old Bank and continue uphill passing the entrance to Dickin Court on the right and following the road around to the left. Godley Row is on the left identified by our for sale board.



Approximate Gross Internal Area
1119 sq ft - 104 sq m



GROUND FLOOR



FIRST 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.