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# 3 CHURCH LANE

RIPPONDEN | HX6 4HZ

Tucked away on a peaceful lane, yet just a short stroll from the heart of Ripponden, this spacious detached property stands within a generous garden plot, enjoying far-reaching views.

A much loved family home, it offers well-proportioned and versatile accommodation, including a dual-aspect living room with sliding doors opening onto a balcony, a large dining kitchen, snug, and utility room.

There are five bedrooms, complemented by a four-piece house bathroom, with bedroom 1 benefiting from an en-suite shower room.

A ground floor boot room provides internal access to the large garage, complete with an electric up-and-over door.

The property is offered for sale with no onward chain.



## GROUND FLOOR

Entrance Hall  
Boot Room  
Dining Kitchen  
Snug  
Integral Garage

## EPC RATING

D

## COUNCIL TAX

F

## FIRST FLOOR

Sitting Room  
Balcony  
Utility Room  
Bedroom 1  
En-Suite Shower Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5 / Study  
House Bathroom  
Cloakroom / WC

### INTERNAL

The property is entered at ground floor level into a spacious entrance hall, with a staircase rising to the first floor. From here, a door leads to a generous boot room, which in turn provides internal access to the integral garage, fitted with an electric door.

The ground floor accommodation includes a dining kitchen and snug. The kitchen houses a range of shaker-style units, complemented by solid timber worktops, a ceramic sink and a breakfast bar. Integrated appliances include a range cooker with extractor canopy over and a dishwasher, and space for a fridge-freezer. The kitchen is complemented by a first floor utility room, housing a range of units, a sink, plumbing for a washing machine and space for a dryer, along with an external door opening directly onto the rear garden.

The well-proportioned sitting room is situated on the first floor, taking full advantage of the far-reaching views. This dual-aspect space features patio doors opening onto a balcony, as well as further doors providing access to the rear garden. A feature fireplace with marble hearth houses a real-flame effect gas fire, and decorative coving enhances the ceiling.

There are five double bedrooms, all accessed from the first floor landing, with bedrooms 1, 2 and 3 benefiting from built-in storage. Bedroom 1 benefits from a three-piece en-suite shower room. The accommodation is completed by a four-piece family bathroom, comprising a bath, separate shower cubicle, WC and wash basin, in addition to a cloakroom with a two-piece suite.

### EXTERNAL

To the front, a tarmac driveway provides ample off-road parking. The garden features a level lawn, rockery and a lower lawned area. The terraced rear garden is predominantly laid to lawn and includes two decked seating areas, mature herbaceous borders, rockeries, and a timber shed.

### LOCATION

Ripponden offers a wide range of amenities, including a village school, health centre, dental practice, veterinary surgery, and a variety of shops, pubs and restaurants. There is a regular bus service, and the M62 motorway is within a 15-minute drive, providing convenient access to Leeds and Manchester. Mainline railway stations can be found in the nearby towns of Sowerby Bridge and Littleborough.

### SERVICES

All mains services. Gas central heating (boiler located in the garage). UPVC double glazing.

### TENURE

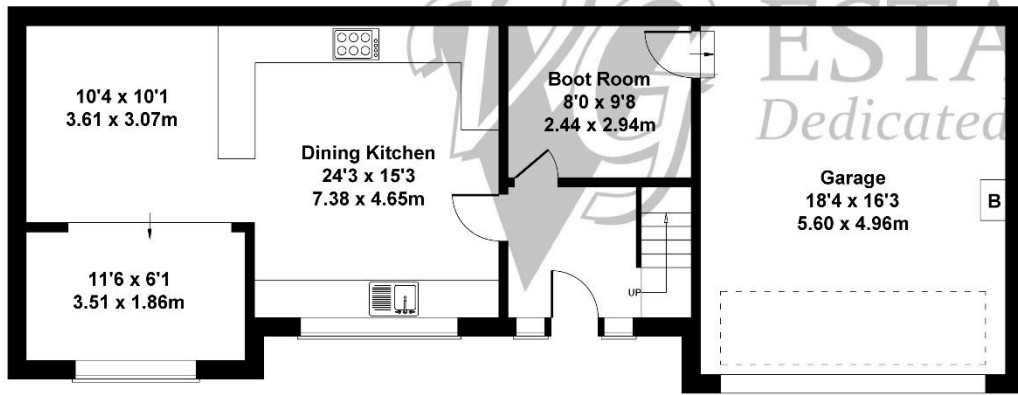
Freehold.

### DIRECTIONS

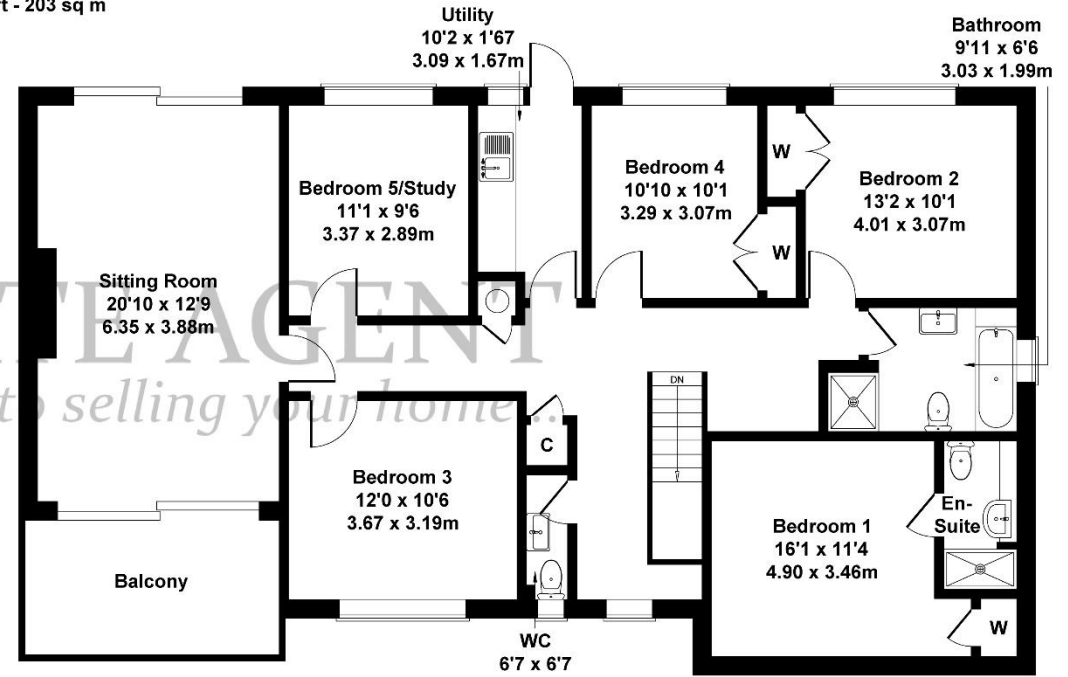
From the centre of Ripponden proceed along the A672 Oldham Road, and turn right immediately after 'The Kitchen Deli' delicatessen and proceed up Church Lane. No.3 can be found on the left hand side.



Approximate Gross Internal Area  
2185 sq ft - 203 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.