
VG
ESTATE AGENT
Dedicated to selling your home...







7 RISHWORTH HALL CLOSE

RISHWORTH | HX6 4QP

This newly renovated three bedroom semi detached house occupies a quiet, cul-de-sac location in the highly desirable village of Rishworth.

This immaculately presented property has accommodation arranged over two floors and briefly comprises an open plan sitting room/dining kitchen, three bedrooms, family shower room.

The property benefits from off-road parking, sloped entrance ramp and paved rear garden.

The property benefits from far reaching views to the front and rear as well as being convenient for highly regarded local schooling and motorway access.

GROUND FLOOR

Entrance Hall

Open Plan Sitting Room/
Dining Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Family Shower Room

COUNCIL TAX	EPC RATING
A	D

INTERNAL

The property is accessed via an entrance hall, leading into a spacious open-plan sitting and dining room, filled with natural light from a large front-facing window. The sitting area benefits from a gas fireplace, creating a welcoming focal point, while glazed double doors from the dining area provide direct access to the rear garden, making this an ideal space for both relaxing and entertaining.

The newly installed kitchen is fitted with a range of integrated appliances, including an induction hob, electric oven and fridge freezer. A one-and-a-half-bowl sink is positioned beneath a rear-facing window overlooking the garden, while an external door provides convenient access to the side of the property.

To the first floor, the landing provides access to three bedrooms. Two are well-proportioned double rooms, both enjoying far-reaching views, while the third bedroom offers a versatile space, ideal for use as a single bedroom, home office or study. Completing the accommodation is a modern three-piece shower room, comprising a generous walk-in shower with glass enclosure, wash basin and WC.

EXTERNAL

To the front of the property, there is off-street parking, with a sloped access ramp providing convenient access to the front entrance. To the rear, a west-facing paved garden offers an ideal space for outdoor seating and entertaining, complemented by planted borders, established hedging and a small outbuilding providing useful additional storage.

LOCATION

Local amenities include a village primary school, private secondary schools, two village pubs. The extensive amenities of Ripponden are only one mile away where there is a health centre, dental surgery, vets' practice and a variety of shops, restaurants and bars.

Rishworth Hall Close is conveniently located just 10 minutes' drive from the M62 (J22) providing excellent commuter links to Leeds, Manchester and beyond. There is a regular bus service close by and mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services, gas central heating (boiler located in kitchen).

TENURE Freehold

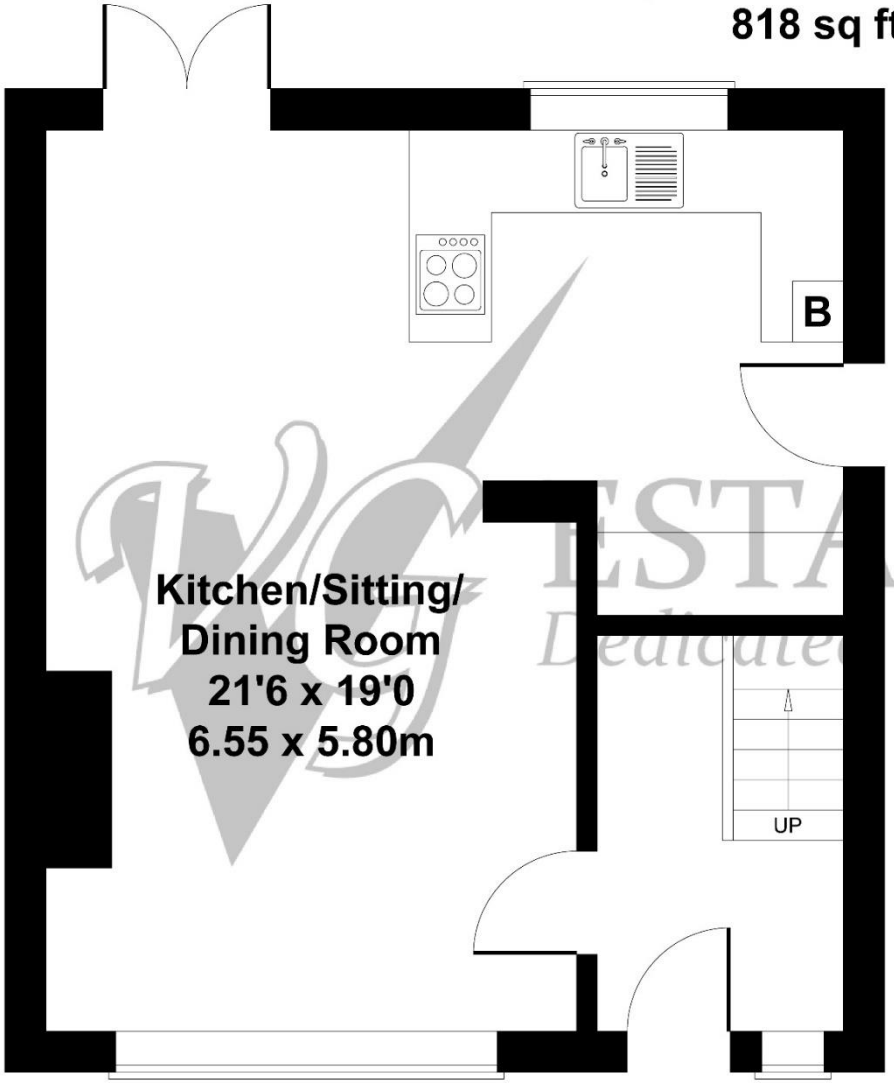
DIRECTIONS

From Ripponden take the A672 Oldham Road towards Rishworth, passing Rishworth School on the right hand side. After passing The Malthouse pub, take the right hand turn into Rishworth New Road and proceed uphill. Turn left into Rishworth Hall Close and the property is on the right hand side.

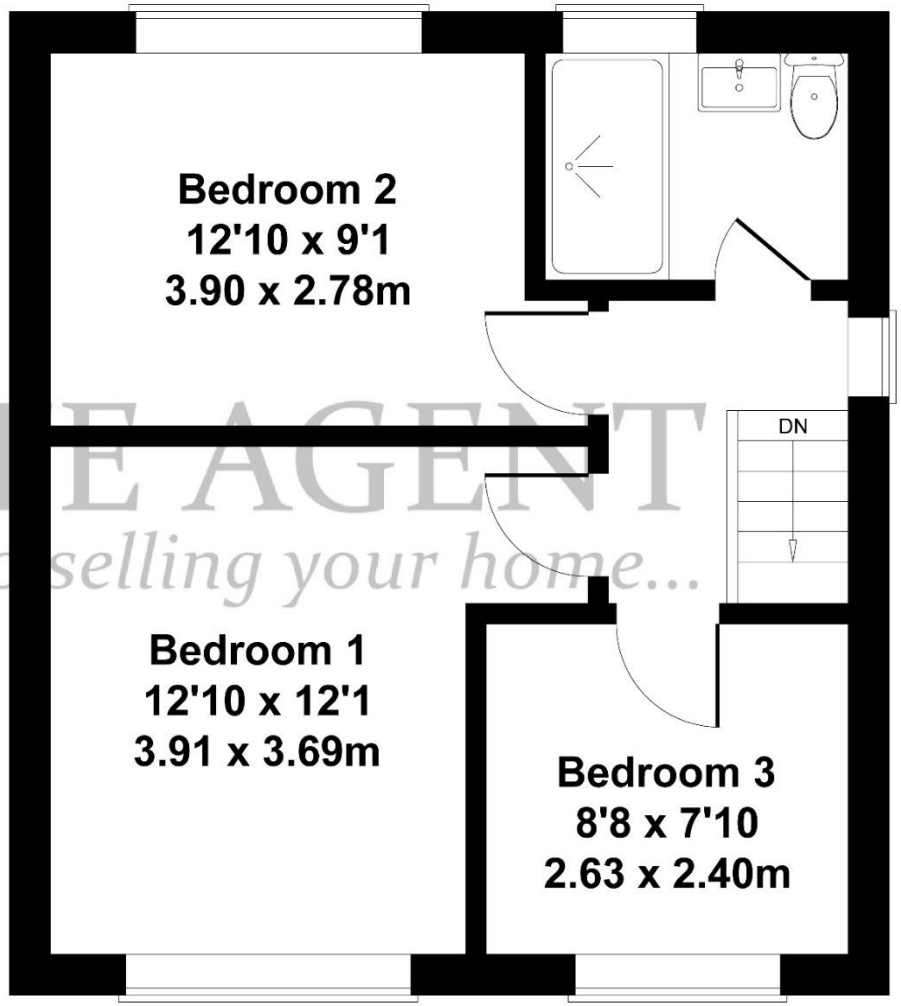




Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR



FIRST FLOOR

ESTATE AGENT
Dedicated to selling your home...











119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

IMPORTANT NOTICE
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.
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.