

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Coronation Terrace, Ripponden

Offers In The Region Of £170,000





Nestled in the sought-after location of Ripponden, Sowerby Bridge, this inner through terrace house presents an excellent opportunity for those looking to create their dream home. This property offers ample space for both relaxation and entertaining. The entrance vestibule welcomes you into a comfortable lounge, leading through to a spacious dining kitchen.

The property features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. A conveniently located shower room completes the accommodation, ensuring practicality for everyday living.

While the house is in need of modernisation, this is reflected in the attractive asking price, allowing you to personalise the space to your taste and style. Outside, you will find off-road parking, a garden to the front, and a tiered garden to the rear, offering a perfect spot for outdoor enjoyment and gardening enthusiasts.

This property is ideal for first-time buyers, investors, or anyone looking to put their own stamp on a home in a desirable area. With its potential and prime location, this house is not to be missed.

- TWO BEDROOMS
- OFF ROAD PARKING
- GARDENS FRONT AND REAR
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D
- COUNCIL TAX BAND - A

## Accommodation

### Entrance vestibule

### Lounge

14'1" x 11'11" (4.3 x 3.65)

### Dining kitchen

17'1" x 8'3" (5.22 x 2.52)

## First floor

### Bedroom one

14'3" x 9'8" (4.35 x 2.97)

### Bedroom two

9'4" x 10'10" (2.87 x 3.32)

### Shower room

7'6" x 7'11" (2.3 x 2.42)

## Directions

Please use post code HX6 4AB for sat nav directions.

## PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



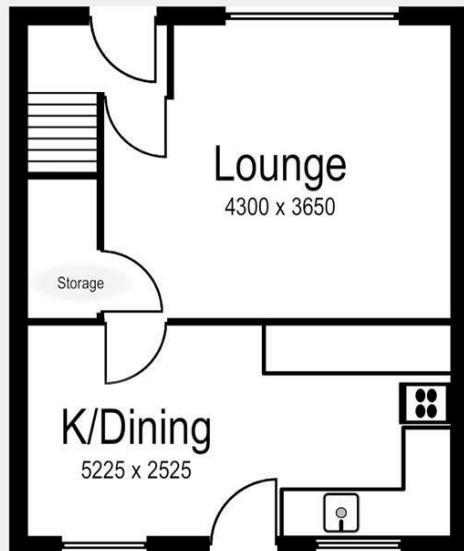
## Terrain Map



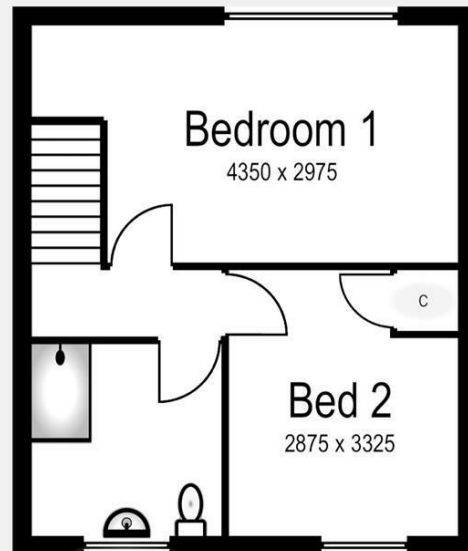
## Floor Plan

### Peter David Properties

#### Front Ground



#### 1st Floor



#### Bathroom

2300 x 2425

### HX6 4AB

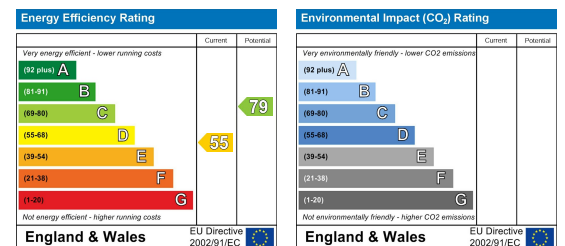
Internal - 66m<sup>2</sup>

This floor plan has been created for illustrative purposes only. Measurements/dimensions are approximate and layout should only be used for guidance. Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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