



Beeston Hurst, Ripponden Sowerby Bridge HX6 4LP

Not for marketing purposes INTERNAL USE ONLY

welcome to

Beeston Hurst, Ripponden Sowerby Bridge

William H Brown are proud to present this beautiful four-bedroom character home enjoying stunning countryside views. Featuring a spacious living room, modern kitchen diner, and four spacious bedrooms. Outside offers front and rear gardens, a large driveway, decking area, and two outhouses.



Porch
Hallway
Downstairs Wc
Lounge

25' 9" x 10' 11" (7.85m x 3.33m)

Kitchen/Dining Room

21' 8" x 11' 5" (6.60m x 3.48m)

Sun Room

11' 8" x 11' 3" (3.56m x 3.43m)

Office/Utility

11' 9" x 6' 9" (3.58m x 2.06m)

Bedroom 1

15' 1" x 11' 7" (4.60m x 3.53m)

En-Suite

Bedroom 2

13' 7" x 10' 11" (4.14m x 3.33m)

Bedroom 3

10' 7" x 6' 11" (3.23m x 2.11m)

Bedroom 4

12' x 10' 11" (3.66m x 3.33m)

Bathroom

Garden Room 1

19' 1" x 9' 5" (5.82m x 2.87m)

Garden Room 2

13' 4" x 9' 9" (4.06m x 2.97m)

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Beeston Hurst, Ripponden Sowerby Bridge

- Beautiful Character Family Home
- Stunning Countryside & Reservoir Views
- Modern Kitchen Dining Room
- Four Well-Proportioned Bedrooms
- Spacious Living Room With Log Burner

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in the region of

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109648 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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