







PENNINE LODGE

RIPPONDEN OLD LANE | RIPPONDEN | HX6 4PA

This impressive extended semi-detached home occupies an enviable elevated position on a highly sought-after lane, boasting far-reaching panoramic views and within easy walking distance of Ripponden village.

The spacious four-bedroom accommodation is beautifully presented, featuring a stunning living room with expansive picture windows and bi-fold doors that open seamlessly onto the terrace and garden. The property also benefits from a modern kitchen with integrated appliances, a stylish house bathroom, and a well-appointed en-suite.

Previously granted planning permission (now lapsed) offered the potential to extend into the loft space, presenting a rare opportunity for further development, subject to the necessary consents.

Set within a generous plot, the property enjoys lawned gardens to the front and rear, a superb terrace with stainless steel balustrade, and extensive off-road parking on the private driveway.



GROUND FLOOR

- Living Room
- Kitchen
- Inner Hall
- Bedroom 1
- En-Suite Shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

COUNCIL TAX BAND

D

EPC RATING

C

INTERNAL NOTES

The property is accessed into a spacious and light-filled living room, with large picture windows to three elevations and bi-fold doors opening onto the terrace and garden, making the most of the stunning views. The room also benefits from underfloor heating.

Double doors lead through to a modern kitchen, fitted with sleek white units and a range of integrated appliances including a stove with filter canopy above, fridge freezer, dishwasher and washing machine.

All four bedrooms are accessed via an inner hallway, which includes a useful storage cupboard. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a fully tiled three-piece bathroom comprising a bath with shower over, basin and WC.

EXTERNAL

To the front of the property is a generous tarmac driveway providing ample off-road parking, together with a well-maintained lawn and a raised gravelled patio with a mature tree. To the rear is a large garden with a sloping lawn and a substantial terrace with stainless steel balustrade - an ideal space for sitting out and enjoying the elevated position.

LOCATION

Located just a short, uphill, stroll from the centre of Ripponden village centre, the property is well placed for a range of local amenities including a village school, health centre, veterinary practice, dental surgery, and a selection of independent shops, pubs and restaurants.

The M62 motorway (J22 & J24) is within a 15-minute drive, providing convenient access to Manchester and Leeds. Mainline railway stations are available in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with the boiler located in the kitchen. The property was fully rewired in 2013.

TENURE

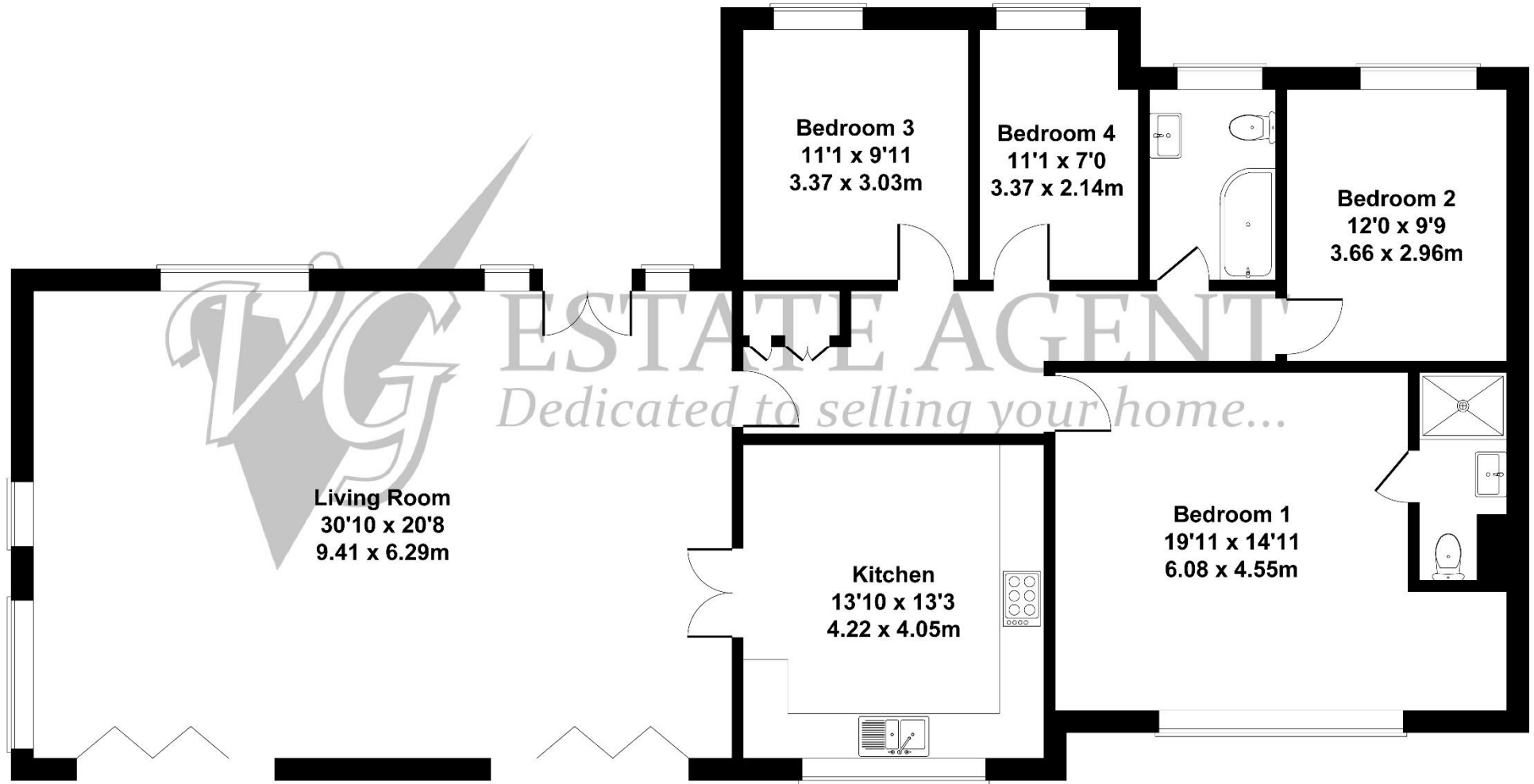
Freehold.

DIRECTIONS

From Ripponden proceed up Rochdale Road (A58), after passing Rylands Park and Stones Drive, take the next right into Nursery Lane. Proceed for approximately ½ mile, turning right into Ripponden Old Lane. Pennine Lodge can be found on the right hand side, identified by our sale board.



Approximate Gross Internal Area
1647 sq ft - 153 sq m





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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.