







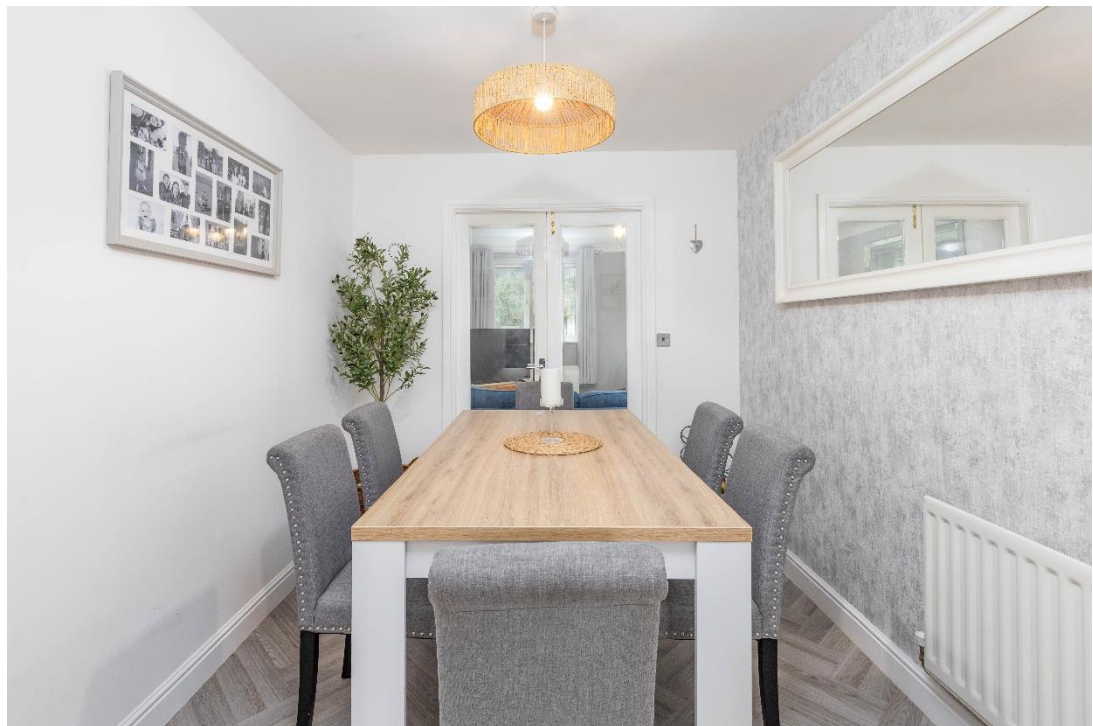
8 STEPPING STONES

RIPPONDEN | HX6 4FB

Located in the centre of Ripponden and enjoying a private outlook to the rear, this modern town house offers comfortable living in a village setting.

The spacious and attractively presented home is arranged over three floors and offers great versatility for use.

The property benefits from a fully enclosed rear garden, integral garage with electrically operated door and off road parking for two cars.



GROUND FLOOR

Entrance Hall
Cloakroom / WC
Bedroom 4
Integral Garage

FIRST FLOOR

Sitting Room
Dining Room
Kitchen

SECOND FLOOR

Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Family Bathroom

COUNCIL TAX

D

EPC RATING

TBC

INTERNAL

The living accommodation is arranged on the first floor and comprises a well-proportioned sitting room with French doors opening onto a Juliet balcony, with views over the rear garden and River Ryburn beyond. There is a separate dining room and fitted kitchen.

The kitchen features a range contemporary units with contrasting worktops and is equipped with an electric oven and four-ring gas hob, integrated fridge freezer and dishwasher, together with plumbing for a washing machine.

On the ground floor, the versatile fourth bedroom has direct access to the rear garden and is complemented by a hallway with a useful two-piece guest cloakroom/WC. There is also internal access to the integral garage.

The second floor provides three bedrooms. Bedroom 1 benefits from an en-suite shower room, and has ample space for wardrobe storage.

The bedrooms are further served by a traditional three-piece family bathroom, comprising a bath with shower over, WC and pedestal wash hand basin. Loft access to a partially boarded attic space is also provided from the second-floor landing.

EXTERNAL

There is a block paved driveway at the front of the property, providing off road parking for two cars and access to the integral garage with electric door (remote controlled). The charming, low maintenance rear garden is initially decked and then flagged boasts views over the River Ryburn.

LOCATION

Stepping Stones is within easy walking distance of the village school, and the wide choice of local amenities which include a health centre, dental surgery, veterinary surgery, library, and a selection of shops, pubs and restaurants. There is a regular bus service and the M62 motorway (Manchester and Leeds) is within 15 minutes' drive allowing speedy access to the motorway network.

SERVICES

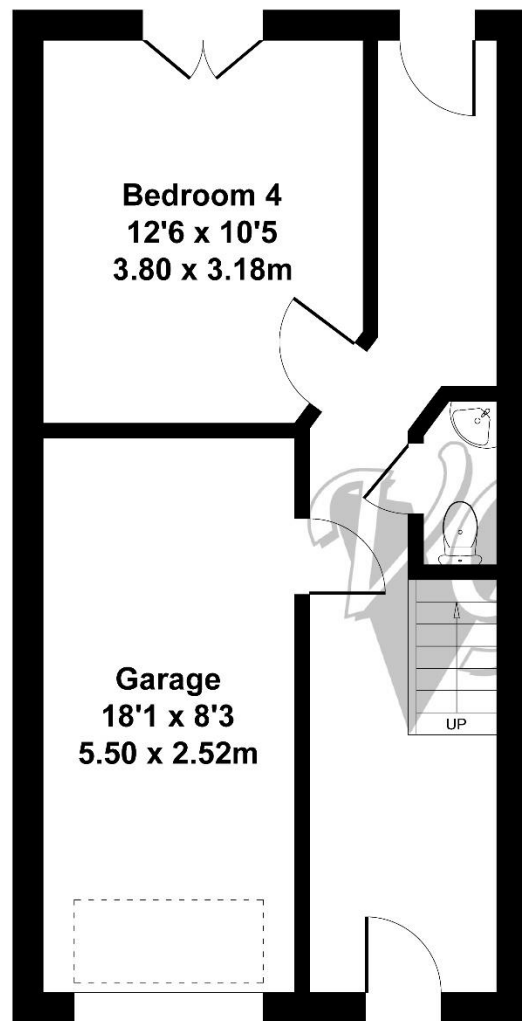
The property benefits from all mains services. There is gas central heating and UPVC double glazing. The recently installed boiler is located in the kitchen.

DIRECTIONS

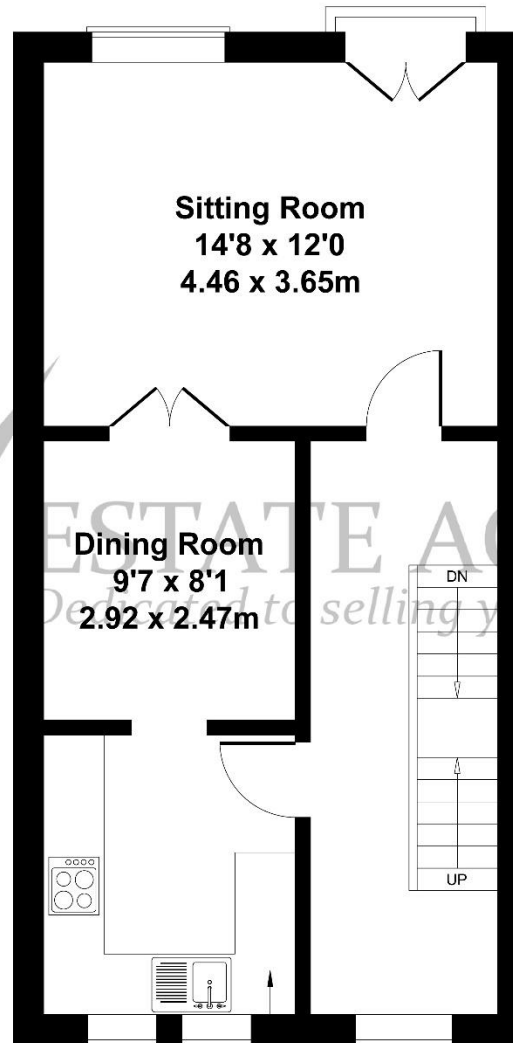
From the traffic lights in the centre of Ripponden take the Oldham Road towards Rishworth, and turn left 100m after The Silk Mill Pub into Stepping Stones. Proceed downhill and turn left opposite Excelsior Mill, and the property in the terrace on the right.



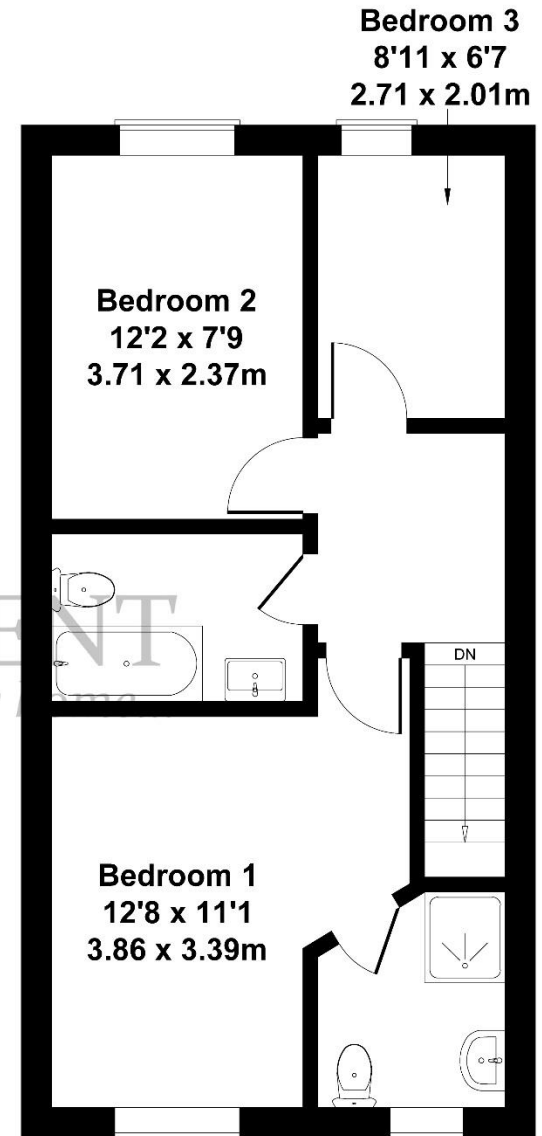
Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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