





# 72 ROCHDALE ROAD

RIPPONDEN | HX6 4LA

This well-presented mid terrace cottage, with garage and parking, is located in a convenient semi-rural position within walking distance of the village centre and enjoying countryside views from both aspects.

This property has accommodation arranged over two floors and briefly comprises a spacious dining kitchen, generously proportioned sitting room, two first floor bedrooms and three-piece bathroom.

Outside there is a shared stone-flagged yard, two stone stores and shared hanging space, garage and parking



## GROUND FLOOR

Sitting Room

Dining Kitchen

## LOWER GROUND FLOOR

Cellar

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

## COUNCIL TAX

B

## EPC RATING

D

### INTERNAL

The property is entered via an entrance vestibule into the well-proportioned sitting room with exposed beams to the ceiling and a stone chimney breast housing an open fireplace with fire-grate. The spacious dining kitchen houses base and wall units with complementary work surfaces and there is space for a slot-in cooker with gas hob and fridge freezer. A door leads to the staircase which rises to the first floor and a second door gives access to the vaulted cellar which has plumbing for a washing machine, an external door leads to the rear yard.

There are two double bedrooms on the first floor with both featuring exposed stone fireplaces; bedroom 1 also benefitting from built-in storage. The bedrooms are complemented by a 3-piece bathroom.

### EXTERNAL

To the rear of the property are two stone-built stores and stone-flagged yard shared with neighbouring properties. There are also hanging rights on the elevated stone patio at the end of the row of cottages. The property also benefits from a single garage with a parking space in front of the garage and there is easy on-street parking as well.

### LOCATION

The excellent village amenities of Ripponden are within walking distance and include a primary school, health centre, dentist, veterinary surgery, church, park and a wide selection of shops, restaurants and pubs.

The M62 is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester, and there is a regular public bus service offering services towards Halifax, Huddersfield, Rochdale and Hebden Bridge.

### SERVICES

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

### TENURE

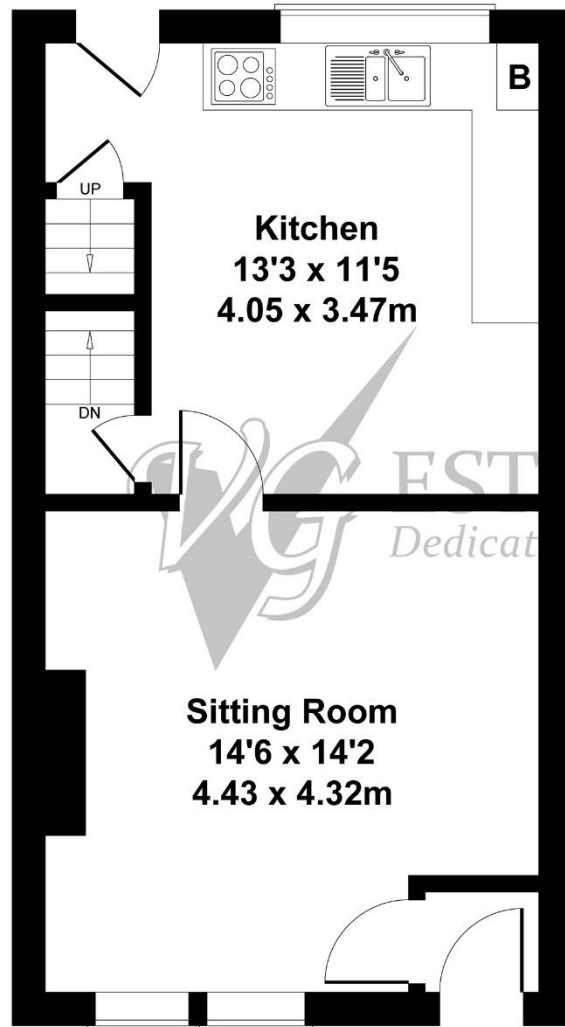
Freehold.

### DIRECTIONS

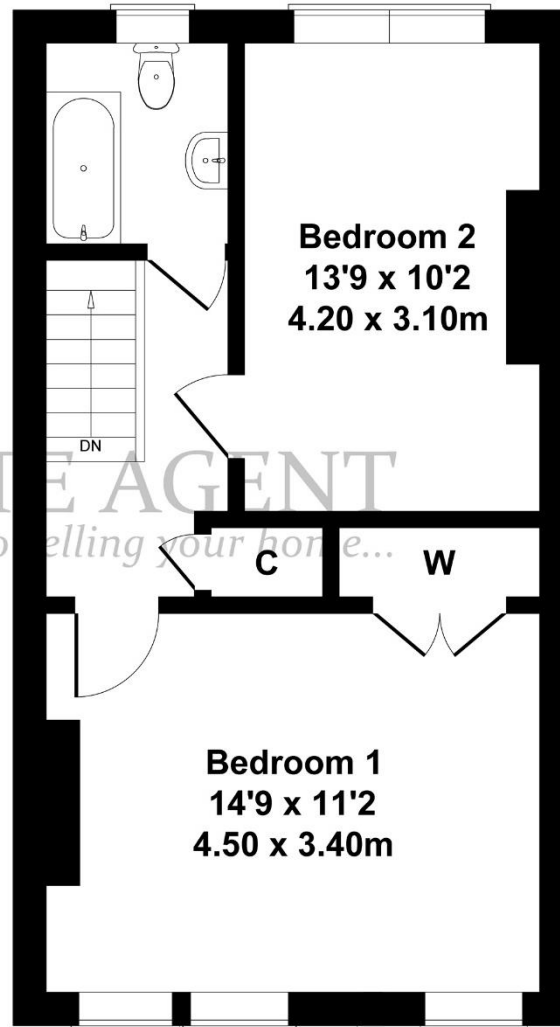
From Ripponden take the A58 Rochdale Road. Proceed uphill for approximately 1 mile and the property can be found on the right hand side, identified by our For Sale board.



**Approximate Gross Internal Area**  
**807 sq ft - 75 sq m**



**GROUND FLOOR**



**FIRST FLOOR**



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