





DOVE COTTAGE, 268 OLDHAM ROAD

RISHWORTH | HX6 4QB

A charming stone-built cottage, tucked away from the main road and enjoying the advantage of a fully enclosed garden.

This two-bedroom property offers well-presented and well-maintained accommodation, including a comfortable living room with multi-fuel stove, a smart breakfast kitchen and a stylish shower room.

Outside, the neat patio garden is fully enclosed and provides a low-maintenance outdoor space, while easy on-road parking is available.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Vestibule

Living Room

Breakfast Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Shower Room

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is accessed via an entrance vestibule with staircase rising to the first floor.

The living room features a fireplace with timber surround housing a multi-fuel stove. A window overlooks the garden.

The breakfast kitchen is fitted with sleek gloss units and a breakfast bar. Integrated appliances include a fridge freezer, dishwasher and washing machine, together with an electric oven and four-ring gas hob with filter hood above.

To the first floor are two double bedrooms. Bedroom 1 features an attractive cast iron decorative fireplace. The bedrooms are complemented by a stylish three-piece shower room comprising a large walk-in shower with glass screen, vanity unit with feature basin and WC.

EXTERNAL

The property benefits from a fully enclosed patio garden, providing a neat, low-maintenance outdoor space. The garden is accessed via the garden of the neighbouring property. There is also a useful stone outhouse.

LOCATION

Dove Cottage is located in the village of Rishworth, which has a pub and restaurant, village school and church. The more extensive amenities of neighbouring Ripponden are within walking distance and include a health centre, dental surgery, vets practice, library and a selection of shops, bars and restaurants.

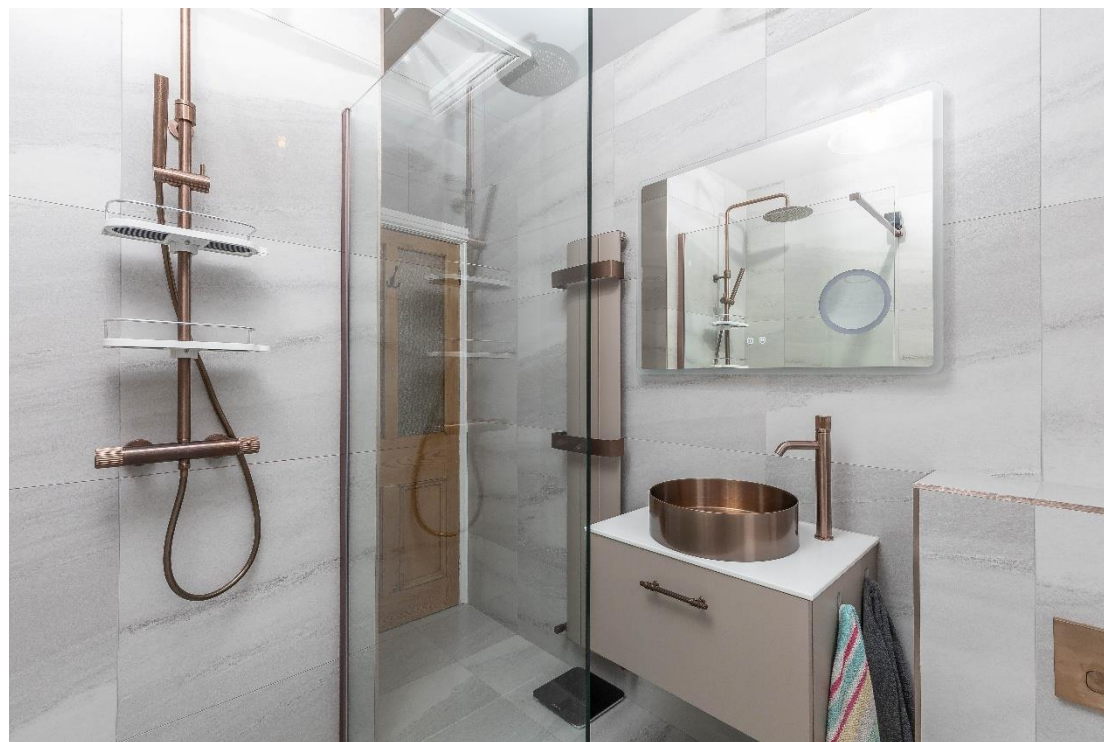
The M62 is within a 10-minute drive, providing speedy access to the motorway network, and there is a regular bus service outside the property.

SERVICES

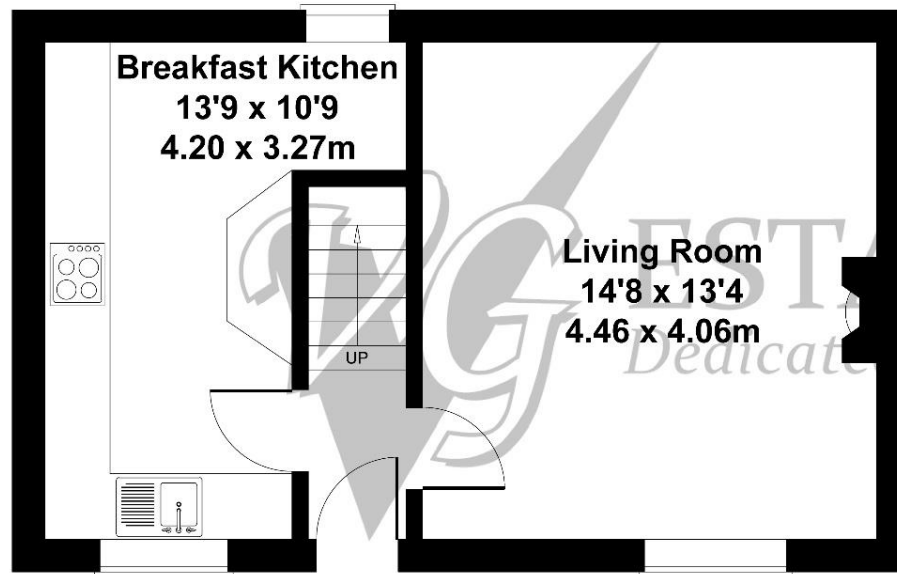
All mains services. Gas central heating with hot water radiators. The boiler is located in the kitchen. UPVC double glazing.

DIRECTIONS

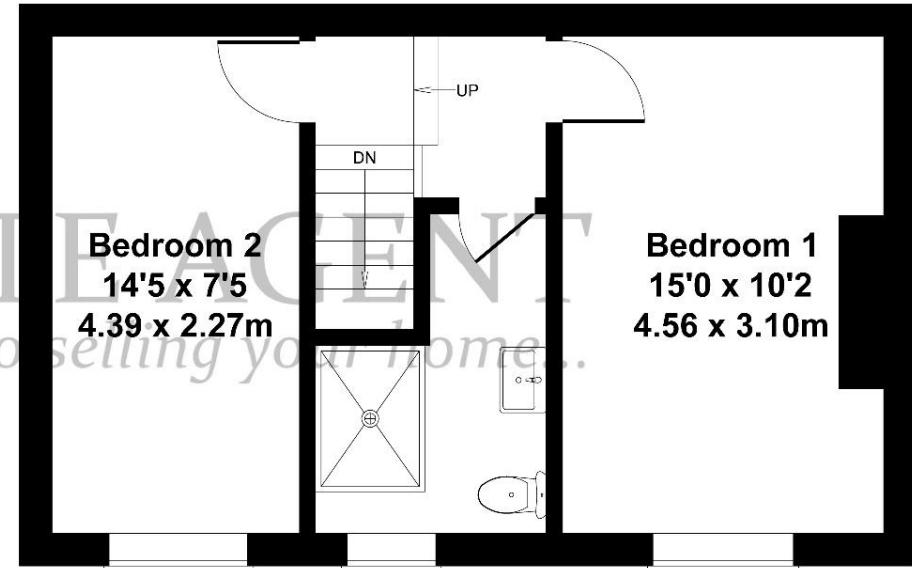
From Ripponden, take the A58 Oldham Road towards Rishworth, passing Rishworth School on the right-hand side. Dove Cottage can be found on the right-hand side, just before The Malthouse pub. Access is through the gate of number 266.



Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR



FIRST FLOOR



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