Chapters



13 SOYLAND TOWN ROAD
RIPPONDEN

£199,995

Situated on the popular Soyland Town Road, this beautifully presented two-bedroom mid-terraced house offers comfortable and practical accommodation in a pleasant countryside setting.
The property features an open-plan living and kitchen area, providing a good space for everyday living and entertaining. There are also two generously sized double bedrooms, with the property enjoying views over the surrounding countryside. Set within a popular rural location, the house offers the benefit of countryside on the doorstep while remaining within easy reach of local amenities, including shops, schools and recreational facilities. An ideal opportunity for first-time buyers, couples or a small family looking for a well-presented home in a lovely location with attractive countryside views. Dont miss the chance to view this property.





• MID TERRACED PROPERTY • SOUGHT AFTER LOCATION • TWO DOUBLE BEDROOMS • OPEN PLAN KITCHEN LIVING AREA

Entrance

Entering through a composite door, you are welcomed directly into the living area. The entrance provides access to the staircase leading to the first-floor landing, with the living space flowing naturally through to the rest of the ground floor.

Living Area

A comfortable and characterful living space featuring a double-glazed window to the front, allowing plenty of natural light into the room. The room benefits from a gas fire, exposed feature beams and useful understairs storage. A radiator provides heating, while the room flows naturally through to the open-plan kitchen and dining area.

Kitchen

A well-appointed open-plan kitchen and dining area fitted with a range of matching wall and base units, complemented by integrated appliances including an oven and gas hob. There is plumbing for a washing machine, along with space for an under-counter fridge/freezer.

The kitchen is finished with a ceramic sink and drainer, with a double-glazed window to the rear providing natural light. Feature beams add character to the room, while a radiator and space for a dining table and chairs complete the layout.

First Floor Landing

The first-floor landing provides access to both bedrooms and the bathroom, with a loft hatch and drop-down ladder providing convenient access to the loft space.

Bedroom One

A spacious double bedroom featuring a double-glazed window offering far-reaching views over the surrounding countryside. The room benefits from feature beams, a radiator and ample space for freestanding bedroom furniture.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the rear, allowing natural light into the room. The bedroom also benefits from feature beams and a radiator.

Bathroom

A well-presented bathroom fitted with a walk-in shower, WC and wash basin set within a vanity unit.





• CLOSE TO LOCAL AMENITIES • COUNCIL TAX BAND B • GOOD TRANSPORT LINKS • IDEAL FOR FIRST TIME BUYERS

The room features frosted double-glazed windows, part-tiled walls and attractive wall panelling, complemented by feature beams. A heated towel radiator completes the space.

External

To the front of the property, there is on-street parking and a small shared outdoor seating area with the neighbouring properties. The property also benefits from a stone-built shed, currently used for storage.









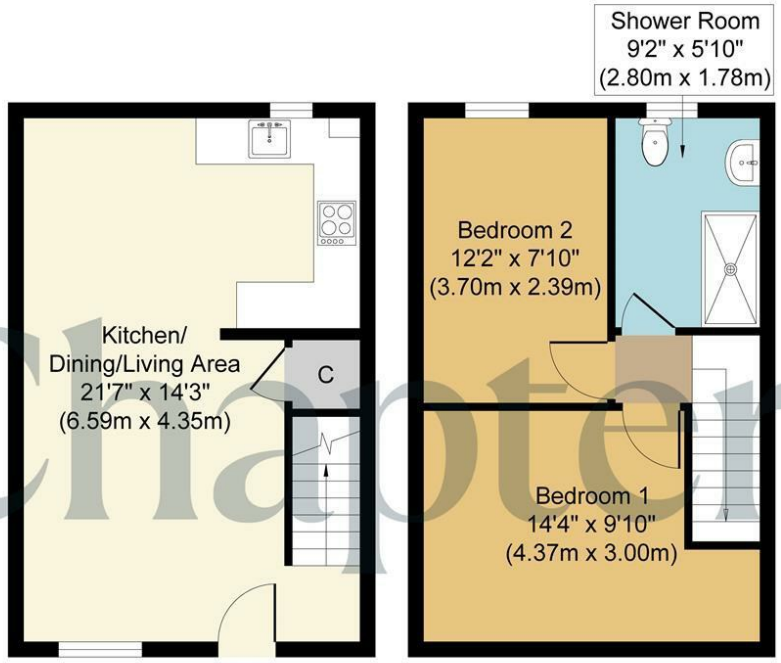




Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	
Viewings	-	By Appointment			

Only

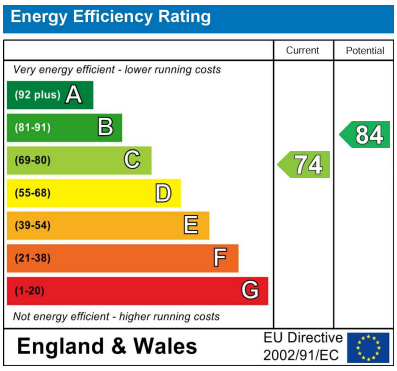


Ground Floor
Approximate Floor Area
320 sq. ft
(29.71 sq. m)

First Floor
Approximate Floor Area
320 sq. ft
(29.71 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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