





98 ROCHDALE ROAD

RIPPONDEN | HX6 4LF

Located in the hills above Ripponden, within easy reach of both Ryburn and Baiting's Reservoir's this newly decorated one bedroom terraced cottage offers spacious accommodation ideal for first time buyers or investors.

The beautifully presented accommodation is arranged over two floors and includes an open living dining kitchen on the ground floor, plus a light and airy double bedroom with far reaching countryside views, modern shower room and built in storage on the first floor.

The property also boasts a paved seating area at the rear with more countryside views.

NO UPWARD CHAIN.



GROUND FLOOR

Open Plan Living Dining Kitchen

FIRST FLOOR

Landing

Bedroom

Shower Room

COUNCIL TAX

B

EPC RATING

C

INTERNAL

The property opens directly into a welcoming and well-presented open-plan living room, which flows seamlessly through into the kitchen area, creating a bright and sociable living space. The room features attractive herringbone flooring, complemented by the added comfort of underfloor heating, making this an inviting space throughout the year.

The contemporary kitchen is well equipped and benefits from a range of integral appliances, including an electric hob, oven and microwave, together with a fridge freezer and dishwasher. There is ample space for food preparation and storage, while the open-plan arrangement allows the kitchen to remain connected to the main living area.

Stairs rise from the living room to the first floor landing, which provides useful additional storage in the form of a large double wardrobe. The bedroom is positioned at the front of the property and enjoys far-reaching views across the surrounding countryside, creating a pleasant and peaceful outlook.

The contemporary shower room is finished to a high standard and benefits from attractive floor-to-ceiling tiling. The suite comprises a shower cubicle, wash basin with fitted vanity unit and WC, with the modern fittings providing both practicality and a clean, stylish finish.

EXTERNAL

From the first floor landing, a door leads directly out onto the flagged patio area, providing an excellent space for outdoor seating and relaxation. The area enjoys attractive countryside views and offers a pleasant extension to the living accommodation, ideal for enjoying the surrounding rural setting and outdoor space.

SERVICES

All mains services. Gas central heating with the combi boiler located in the kitchen.

TENURE

Freehold

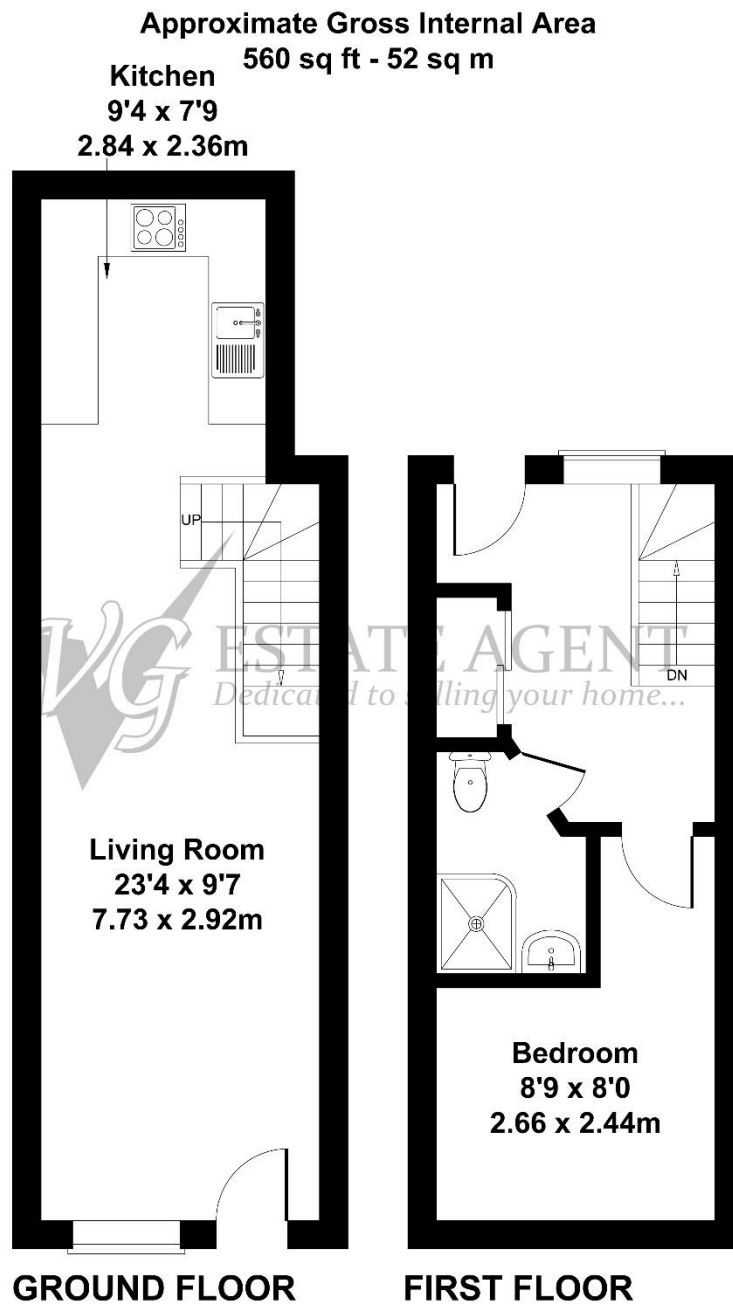
LOCATION

The property is located above the sought-after village of Ripponden full of local amenities which include a primary school, church, health centre, dental practice, veterinary surgery, library and a choice of shops, pubs and restaurants. The M62 is only 15 minutes' drive, allowing speedy access to the motorway network and there are mainline railway stations in nearby Sowerby Bridge and Littleborough.

DIRECTIONS

From the centre of Ripponden take the Rochdale Road. After approximately 1 mile pass the junction with Swift Place and Nursery Lane and the terrace with number 98 can be found on the right after a further 300m.





IMPORTANT NOTICE

MONEY LAUNDERING REGULATIONS