





# WOOD FARM COTTAGE

RIPPONDEN | HX6 4AD

Located on a quiet lane, this three-bedroom detached home offers well-proportioned accommodation, off road parking and a rear garden with patio and decking.

The property includes a sitting room with dual aspect windows, a dining kitchen with access to a conservatory, and a ground floor bathroom. Three bedrooms are located on the first floor.

Conveniently positioned within walking distance of Ripponden and its amenities, and within easy access to the M62 for commuting.

**NO UPWARD CHAIN.**



## GROUND FLOOR

Entrance Vestibule  
Sitting Room  
Dining Kitchen  
Conservatory  
Bathroom

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3

## COUNCIL TAX

D

## EPC RATING

D

### INTERNAL

The property is entered via a welcoming hallway leading through to a bright and spacious sitting room, benefitting from dual aspect windows flooding the room with natural light.

The fitted dining kitchen includes an electric oven with four-ring electric hob and filter canopy above. There is direct access through to the conservatory—an ideal additional living/dining space overlooking the garden.

Completing the ground floor accommodation is a three-piece bathroom.

The three bedrooms are located on the first floor.

### EXTERNAL

To the front of the property a driveway provides off-road parking. Steps lead up to the entrance, while a pathway to the side gives access to the rear garden.

The enclosed rear garden features a patio area and a raised decked seating space.

### LOCATION

Kenworthy Lane is situated just off Halifax Road and is within easy walking distance of the excellent amenities on offer in Ripponden, including a school, health centre, library, independent shops, pubs and restaurants.

The M62 is within 3 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from Halifax Road.

### SERVICES

Mains water and electric. Electric heaters.

### TENURE

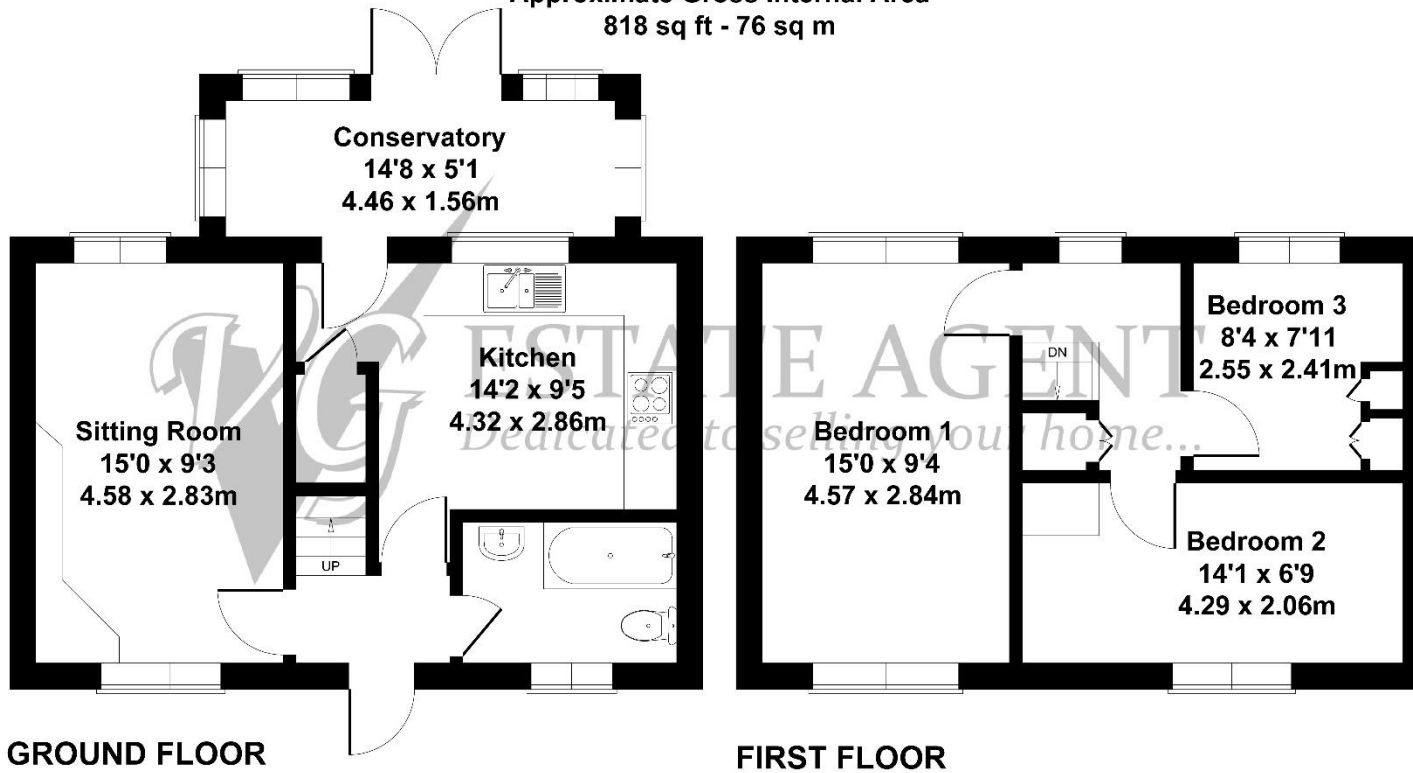
Freehold

### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and turn left into Kenworthy Lane. The property can be found on the left hand side.



Approximate Gross Internal Area  
818 sq ft - 76 sq m



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