





# 15 BACK LANE

RIPPONDEN | HX6 4DU

Located close to the heart of Ripponden, this newly decorated one bedroom back to back cottage offers spacious accommodation and boasts a courtyard to the front.

The beautifully presented accommodation is arranged over three floors and includes a living room, stylish kitchen, a light and airy double bedroom and a bathroom.

NO UPWARD CHAIN.



## GROUND FLOOR

Living Room

## LOWER GROUND FLOOR

Kitchen

## FIRST FLOOR

Landing

Bedroom

Bathroom

## COUNCIL TAX

A

## EPC RATING

D

### INTERNAL

The property is entered directly into the living room that features a decorative fireplace and window over looking the front courtyard.

Stairs take you down into the modern fitted kitchen with a vaulted ceiling and new electric oven and hob. There is space for an under counter fridge and plumbing for a washing machine.

The airy double bedroom is located on the first floor and benefits from built in storage. The first-floor accommodation is completed by a three-piece bathroom comprising a bath, WC and wash hand basin.

### EXTERNAL

A front courtyard.

### SERVICES

All mains services. Gas central heating with the Worcester combi boiler the first floor bedroom.

### TENURE

Freehold.

### LOCATION

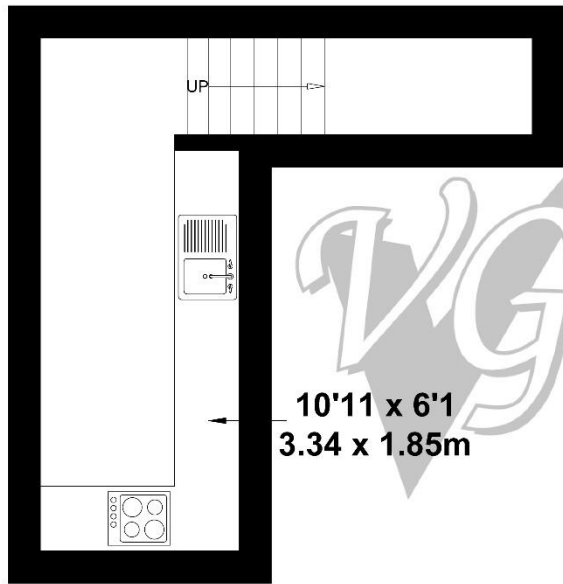
The property is located just a short stroll from all local amenities which include a primary school, church, health centre, dental practice, veterinary surgery, library and a choice of shops, pubs and restaurants. The M62 is only 15 minutes' drive, allowing speedy access to the motorway network and there is a mainline railway station at nearby Sowerby Bridge.

### DIRECTIONS

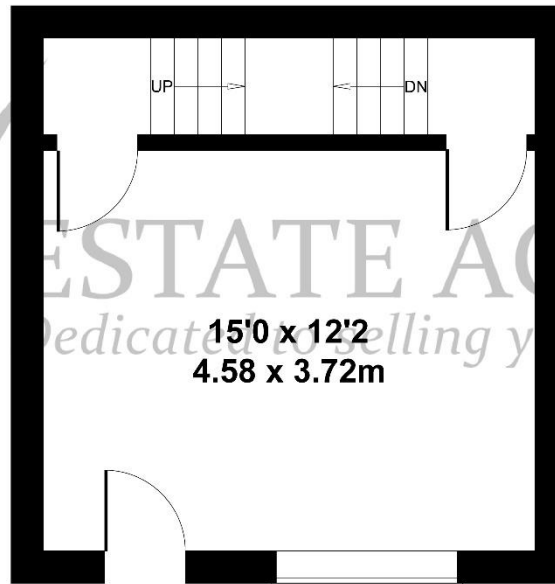
From centre of Ripponden take the A58 Rochdale Road uphill and turn first right onto Fountain Street, 15 Back Lane can be found on the brow of the hill on the right-hand side.



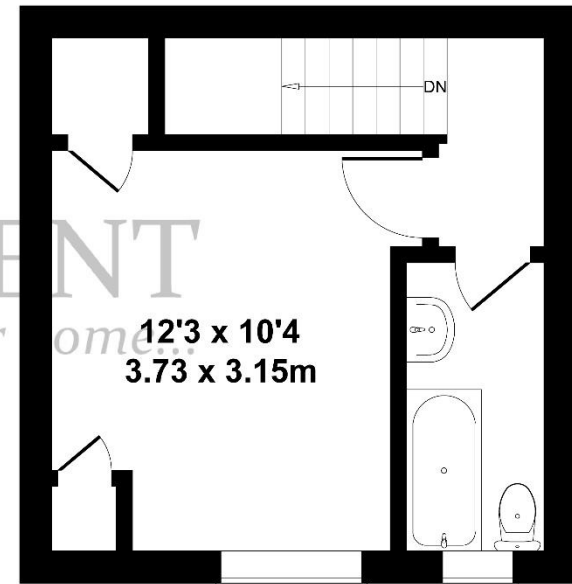
Approximate Gross Internal Area  
592 sq ft - 55 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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