



**Rylands Park, Ripponden, HX6 4JH**  
**Offers Over £140,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



A well-laid-out two-bedroom duplex apartment in the popular Ryland Park development. The property features a bright open-plan living, dining, and kitchen area, a master bedroom with en-suite, a second double bedroom, a house bathroom, and a convenient cloakroom/WC.

Additional benefits include secure intercom entry and one allocated parking space. Perfectly suited to a professional person or couple, or as a buy-to-let investment, the apartment offers easy access to Ripponden's local amenities, countryside walks, and commuter routes.



Communal Entrance

Secure intercom access. Stairs leading to first floor.

Entrance Hall

Electric heater. Door to front.

Cloakroom

Low flush W.C. Electric heater.

Living / Dining Kitchen 16'10" max x 16'7" narrowing to 11'3" (5.137 max x 5.068 narrowing to 3.452)

Fitted kitchen with wall and base units. Stainless steel circular, one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. Two electic heaters. Understairs storage housing hot water tank. Two UPVC double glazed windows to front and rear elevations.

Landing

Stairs leading from Entrance Hall. Loft access. UPVC double glazed window to front elevation.

Bedroom One 12'0" x 8'5" (3.663 x 2.571)

Electric heater. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Extractor fan. UPVC double glazed window to front elevation.

Bedroom Two 6'7" x 11'7" (2.011 x 3.554)

Electric heater. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Partially tiled. Towel radiator.

Parking

One allocated parking space.

Council Tax Band

A

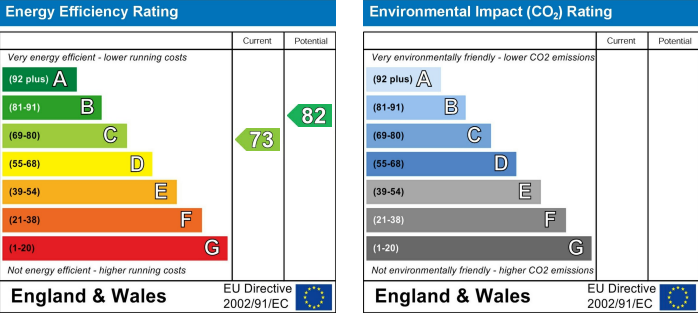
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

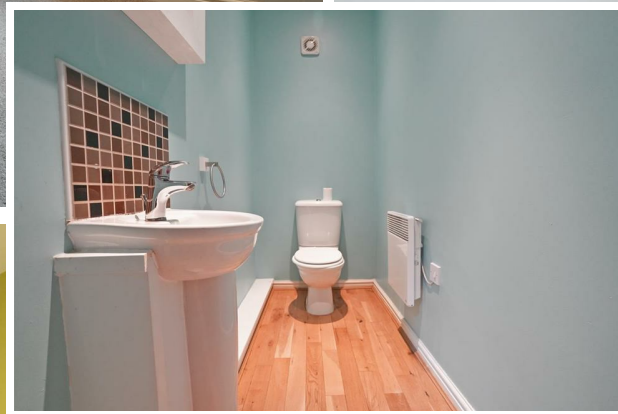
The three words designated to this property is:  
wobbles.pest.wires

Disclaimer

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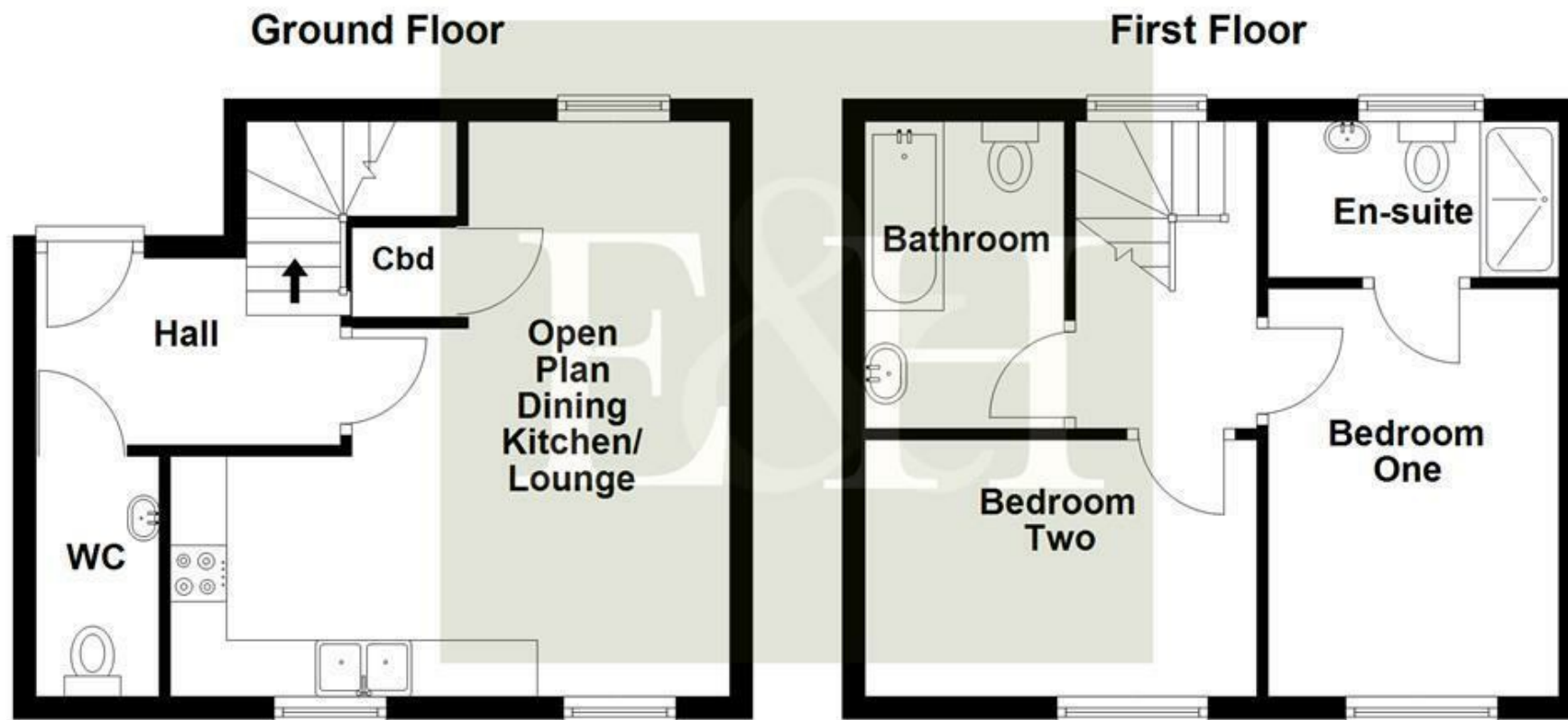












All measurements are approximate and for display purposes only  
Plan produced using PlanUp.