







# 140 HALIFAX ROAD

RIPPONDEN | HX6 4AG

Located within walking distance of the sought-after village of Ripponden this stone-built end terrace home provides deceptively spacious accommodation and enjoys a pleasant aspect to the front elevation.

The attractively presented three-bedroom property includes a sitting room with square bay window and wood-burning stove, a recently updated dining kitchen with bi-fold doors to the rear garden, a spacious four-piece bathroom, and ground floor cloakroom / WC.

The property benefits from fully enclosed gardens to the front and rear, including a paved patio, lawn and timber shed. There is easy on road parking.



## GROUND FLOOR

Entrance Hall  
Cloakroom / WC  
Sitting Room  
Dining Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
House Bathroom

## COUNCIL TAX BAND

B

## EPC RATING

D

## INTERNAL

The property is accessed via a spacious entrance hall with attractive herringbone flooring, staircase rising to the first floor landing and smart under-stairs cloakroom housing a WC and Victorian style wash stand.

The well-proportioned sitting room has a square bay window overlooking the garden and a fireplace with wood-burning stove.

The spacious dining kitchen houses shaker style units with solid timber worktops and a Belfast sink. There is an integrated fridge freezer, dishwasher and washer. Bi-fold doors open directly to the rear garden. The room further benefits from underfloor heating and is the location of the gas combi boiler that was installed 4 years ago.

There are three bedrooms to the first floor, complemented by a four-piece family bathroom comprising shower cubicle with rain-head shower, double-ended bath, WC and basin.

## EXTERNAL

The property benefits from fully enclosed front and rear gardens. At the front is a paved patio and lawn with lower seating area. At the rear is a terraced garden with timber shed, lawn and gravelled patio area. There is easy on road parking to the front of the property.

## LOCATION

140 Halifax Road is within easy walking distance of the excellent amenities offered by Ripponden, including a village school, health centre, library and a selection of shops, pubs and restaurants.

There is a regular bus service close by, mainline railway stations in Sowerby Bridge and Littleborough, and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

## SERVICES

All mains services. Gas central heating with boiler located in the kitchen. UPVC double glazing with stained glass feature panels.

## TENURE

Freehold.

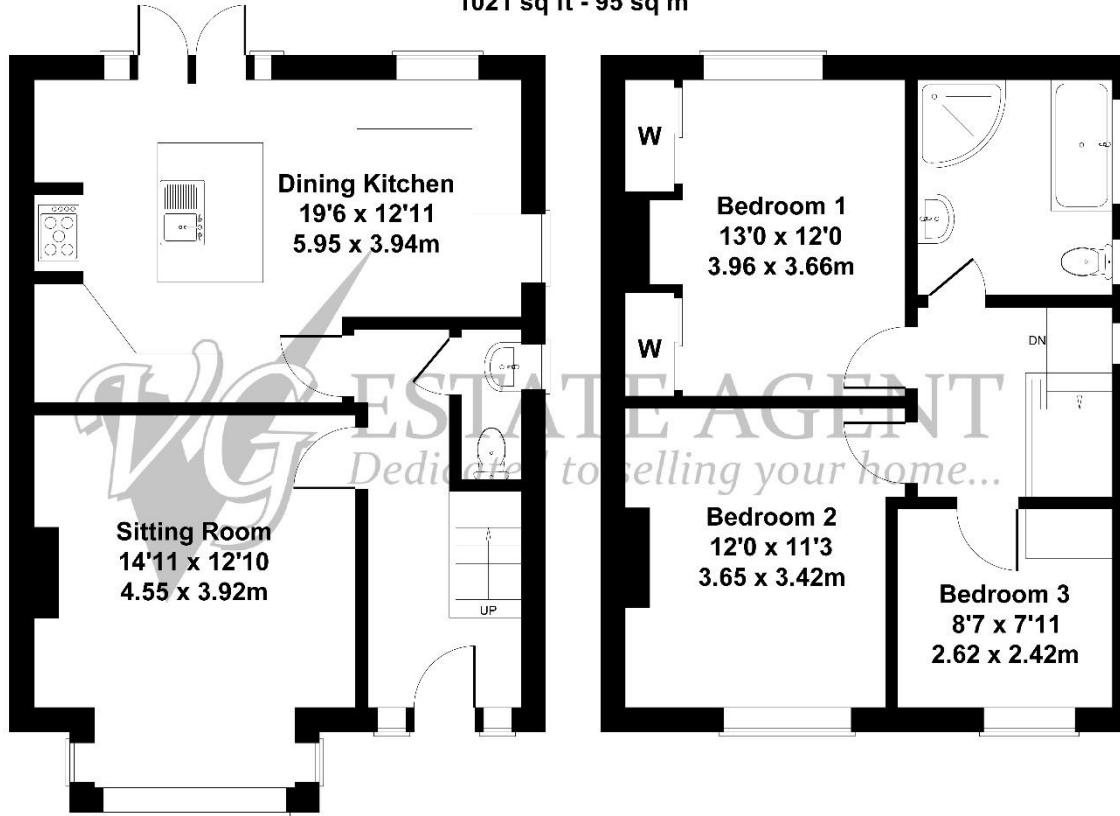
## DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge. The property can be found on the left hand side between Ryburn lane and Kenworthy Lane, identified by our sale board.



Approximate Gross Internal Area

1021 sq ft - 95 sq m



GROUND FLOOR

FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: [sales@houses.vg](mailto:sales@houses.vg)  
[www.houses.vg](http://www.houses.vg)

#### IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

#### MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.