

Chapters



56A ROCHDALE ROAD RIPPONDEN

£200,000
FREEHOLD

Located in the popular village of Ripponden, this recently renovated terraced house on Rochdale Road offers well-presented accommodation ideal for first-time buyers, couples, and families alike.

The property benefits from three well-proportioned bedrooms, a welcoming reception room, and a modern fitted kitchen, providing comfortable and practical living space throughout. The home has been thoughtfully updated by the current owners, offering a contemporary finish while retaining its character and charm. The accommodation is complemented by a well-appointed bathroom and a rear garden, providing useful outdoor space. Situated within easy reach of local amenities, schools, and transport links, the property is well placed for access to surrounding areas and nearby towns.

With no onward chain, this attractive home is ready for its next owner to move in and make it their own.



• THREE BEDROOMS • STONE BUILT TERRACED PROPERTY • DESIRABLE LOCATION • GOOD TRANSPORT LINKS

Entrance

The property is entered via a composite front door into a welcoming entrance vestibule, with a door leading to:

Living Room

A well-proportioned living room featuring a fireplace, a double glazed window to the front elevation, and a radiator. A door provides access to the kitchen, while a separate door opens to the staircase rising to the first-floor landing.

Kitchen

A newly fitted kitchen comprising a matching range of wall and base units with integrated appliances, including an electric oven, induction hob, and overhead extractor hood. There is plumbing for a washing machine and space for a freestanding fridge freezer. The kitchen benefits from fully tiled flooring, a double glazed window overlooking the rear, and a uPVC door providing access to the rear garden. A useful storage cupboard with a double glazed window to the rear offers additional storage space.

First Floor Landing

Bedroom One

A spacious double bedroom featuring two Velux windows, exposed original beams, and useful eaves storage.

Bedroom Two

A double bedroom featuring a double glazed window to the front elevation and a radiator.

Bedroom Three

A double bedroom featuring a double glazed window to the rear elevation, a radiator, and a useful built-in storage cupboard.

Bathroom

Fitted with a three-piece bathroom suite comprising a panelled bath with overhead shower and glass shower screen, a low-level WC, and a wash basin. The bathroom benefits from a frosted double glazed window to the front elevation, part tiled walls, a heated towel rail, and inset spot lighting.

External

To the front of the property is a low-maintenance pebbled seating area. To the rear is a further low-maintenance seating area with steps leading up to a



- PRIVATE REAR GARDEN • AVAILABLE WITH NO ONWARD CHAIN • CLOSE TO LOCAL SCHOOLS AND AMENITIES

shared right of way, providing access for neighbouring properties.



• RECENTLY RENOVATED THROUGHOUT • COUNCIL TAX BAND B





Additional Information

Local Authority - Calderdale
Council Tax - Band B
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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