



ESTATE AGENT

Dedicated to selling your home...





2 MAUDE LANE

RIPPONDEN | HX6 4BE

2 Maude Lane is a characterful one-bedroom end-terrace cottage close to the heart of Ripponden.

The cottage has been renovated to a high standard with modern comforts including underfloor heating, a bespoke fitted kitchen with granite worktops and a fully tiled wet room. The accommodation features individual items designed for this home including copper radiators and hand crafted door ironmongery on oak doors.

Wrapping around the rear and side, the garden provides space for outdoor seating and dining, with mature flowerbeds, a bespoke water feature and storage shed.

With its distinctive character, manageable outdoor space and convenient position for local amenities and transport links, the property could appeal particularly to a first-time buyer, single purchaser or couple seeking a village-based cottage.



GROUND FLOOR

Sitting Room
Shower Room

FIRST FLOOR

Bedroom

LOWER GROUND FLOOR

Kitchen
Utility Room

COUNCIL TAX

A

EPC RATING

TBC

INTERNAL

Entering the property one steps directly in to the sitting room with a woodburning stove at the heart of a stone fireplace and window to the rear of the property. Alongside the sitting room is a beautifully presented and well-appointed shower room, with walk in shower, wash basin and w/c.

From the sitting room stairs lead to the floors above and below, the first floor accommodation is made up entirely by the bedroom with far reaching views from the window at the rear, the character of the home comes through in this bedroom with exposed beams and a beautiful stone chimney breast and decorative fireplace.

The kitchen is located on the lower ground floor and features York stone flagged flooring with the added benefit of underfloor heating, a mix of wall and base units with a contrasting granite worktop, integrated electric hob, double oven and microwave. The kitchen also boasts a woodburning stove within its stone fireplace and a door leading out onto the rear paved seating area. Alongside the kitchen is a useful utility room with plumbing for a washing machine and some additional storage.

EXTERNAL

A paved garden wrap around the rear and side of 2 Maude Lane, providing areas of sitting and eating outside. There is also a stunning bespoke copper water wall along with storage shed. There are mature flowerbeds giving bursts of colour.

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.

SERVICES

Mains services include electricity, water and drainage, gas central heating with bespoke copper radiators, boiler located in the utility room.

TENURE

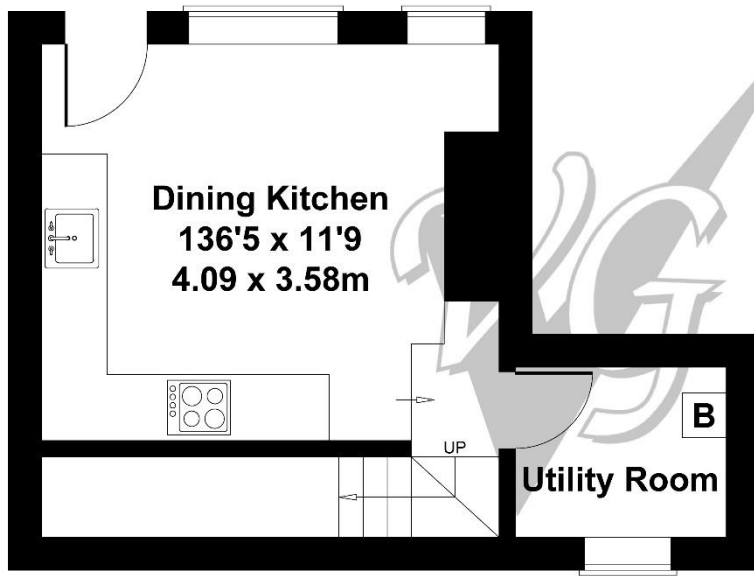
Freehold.

DIRECTIONS

From the VG office in Ripponden take proceed up Rochdale Road after 80m turn right onto Fountain Street. As Fountain Street becomes Back Lane bear left onto Coach Road, 2 Maude Lane is the first home on the right hand side.



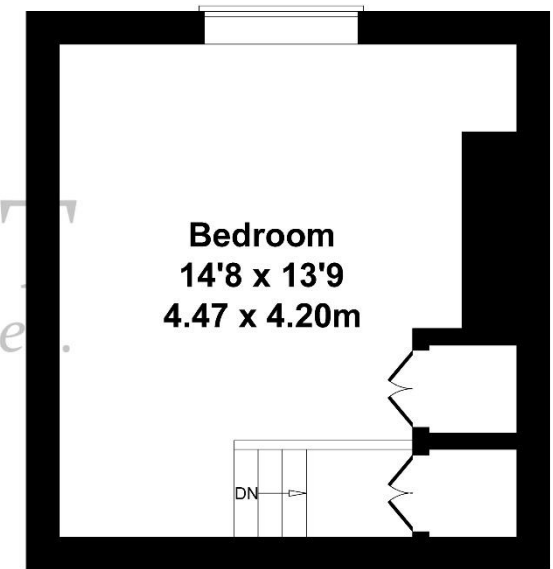
Approximate Gross Internal Area
689 sq ft - 64 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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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.