VG
ESTATE AGENT
Dedicated to selling your home...
135a
137a

135A ROCHDALE ROAD

RIPPONDEN | HX6 4JU

This beautifully presented terraced home is situated within a mile of the popular village of Ripponden and enjoys superb, far-reaching views across the picturesque Ryburn Valley. The property offers an appealing balance of character, comfort and practicality, making it an ideal family home.

Offering spacious accommodation extending to over 1,600 sq ft, the property is thoughtfully arranged over four floors and provides excellent flexibility for modern family living. The accommodation comprises three well-proportioned double bedrooms, two reception rooms and a bright and welcoming dining kitchen which opens directly onto the paved rear garden.

The elevated position allows the property to take full advantage of the surrounding countryside, with the impressive valley views.

GROUND FLOOR

Entrance Hall
Sitting Room
Second Reception Room

LOWER GROUND FLOOR

Dining Kitchen
Cloakroom
Utility Cupboard

FIRST FLOOR

Bedroom 2
Bedroom 3
Bathroom

SECOND FLOOR

Bedroom 1

COUNCIL TAX

C

EPC RATING

D

INTERNAL

Entering on the ground floor, a welcoming entrance hall with traditional tiled flooring leads into the two reception rooms, which have been opened up to create a generous, connected living space. The rear reception room has double doors and a Juliet balcony overlooking the Ryburn Valley, while two gas fireplaces within traditional Victorian-style surrounds provide attractive period features.

The first floor offers two double bedrooms and a house bathroom, comprising a bath with shower over, WC and wash basin. One of the bedrooms benefits from built-in wardrobes, and the rear bedroom enjoys far-reaching views across the valley. Both bedrooms feature period cast iron fireplaces.

The second floor is occupied by a spacious attic bedroom with exposed beams and skylights flooding the room with natural light and providing views across the surrounding countryside.

On the lower ground floor is the bright dining kitchen, with access to the paved rear garden, together with a cloakroom and useful utility cupboard. The kitchen is a contemporary design with dark cabinetry and contrasting bright worktops. There is an integral five burner gas hob along with electric oven and plumbing for a dishwasher.

EXTERNAL

The property boasts a low maintenance paved rear garden arranged across two tiers, providing an area for outdoor dining and a seat alongside a modest pond. Rear access is provided to a private lane.

LOCATION

The property is located within a mile of the excellent local amenities of Ripponden which include an excellent village school, church, health centre, dentist, vets and a selection of shops, pubs and restaurants.

The M62 is within a 15 minute drive, allowing speedy access to the motorway network towards Leeds and Manchester. There is a regular bus service nearby and mainline railway stations in the nearby towns of Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with boiler located in the utility cupboard.

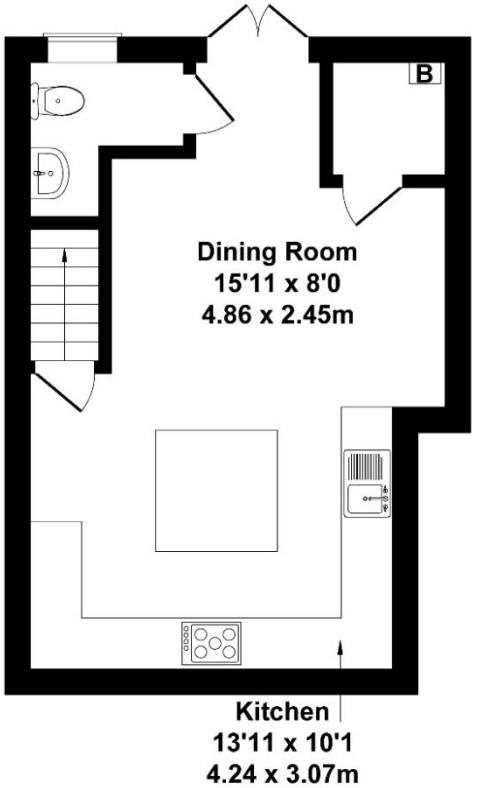
TENURE

Freehold.

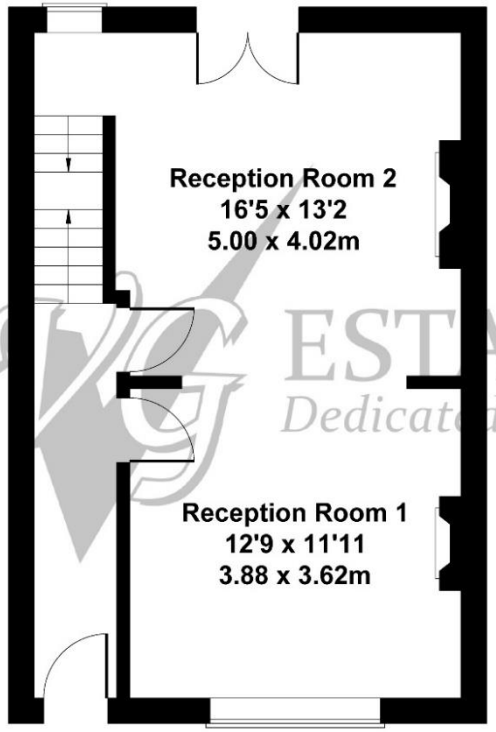
DIRECTIONS

From Ripponden traffic lights take the Rochdale Road (right fork) and proceed uphill for approximately 1/2 mile and the property is on the left hand side just after White Hart Fold and before Dyson Lane.

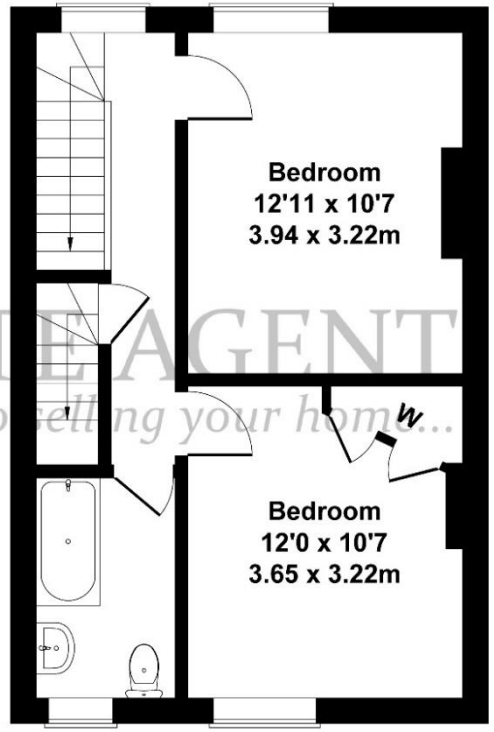
Approximate Gross Internal Area
1604 sq ft - 149 sq m



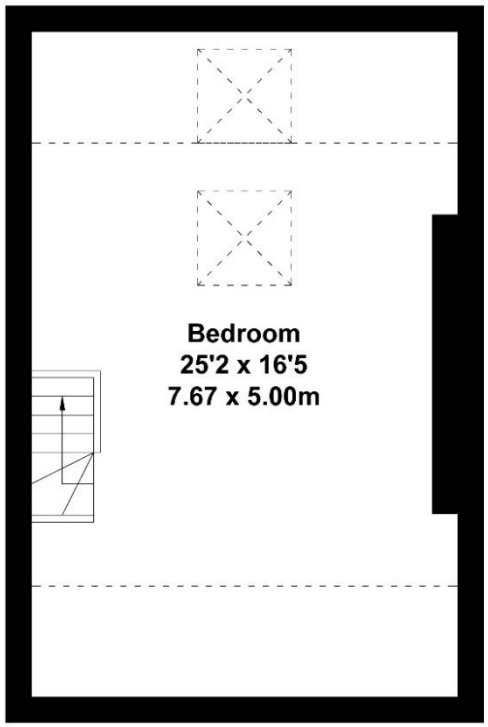
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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