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99 OLDHAM ROAD

RIPPONDEN | HX6 4EB

This attractive stone-built terraced under-dwelling cottage offers surprisingly spacious, single-level accommodation, with one double bedroom and its own private garden with patio and timber shed.

The property combines character features with practical, easy-to-maintain living, including a generous living room, making it an appealing home for an individual buyer or couple.

The well-planned accommodation also makes this an ideal rental investment, particularly given its convenient central position within the popular village of Ripponden.

The cottage is just a short walk from the village shops, pubs, restaurants and other everyday amenities.

ACCOMMODATION

Living Room
Kitchen
Bedroom
Shower Room
Utility / Boiler Cupboard

COUNCIL TAX

A

EPC RATING

D

INTERNAL NOTES

The spacious living room overlooks the garden and features stripped floorboards and a fireplace with exposed stonework.

An inner hallway leads through to the kitchen and bedroom. The kitchen is fitted with grey Shaker-style units, oak worktops, a 1½ bowl sink and an electric oven with hob and filter hood above.

The double bedroom is a particularly generous size, with plenty of room for a king-size bed, built-in wardrobes and windows to two elevations. A useful adjoining cupboard houses the combi boiler and provides plumbing for a washing machine.

The shower room, accessed directly from the bedroom, comprises a large shower cubicle with shower, a vanity unit with wash basin and a concealed-cistern WC.

EXTERNAL

The property enjoys its own private garden to the front, incorporating a patio area, useful shed and hidden garden with vegetable patch.

LOCATION

Situated in a central position within Ripponden, the cottage is just a short walk from the village amenities, including a health centre, dental surgery, veterinary practice, shops, pubs and restaurants.

A regular bus service operates through the village, whilst the M62 motorway is approximately 10 minutes' drive away, providing convenient links to Leeds, Manchester and the wider motorway network. Mainline railway stations can also be found in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with a boiler located in the utility cupboard. uPVC double glazing.

TENURE

Leasehold.

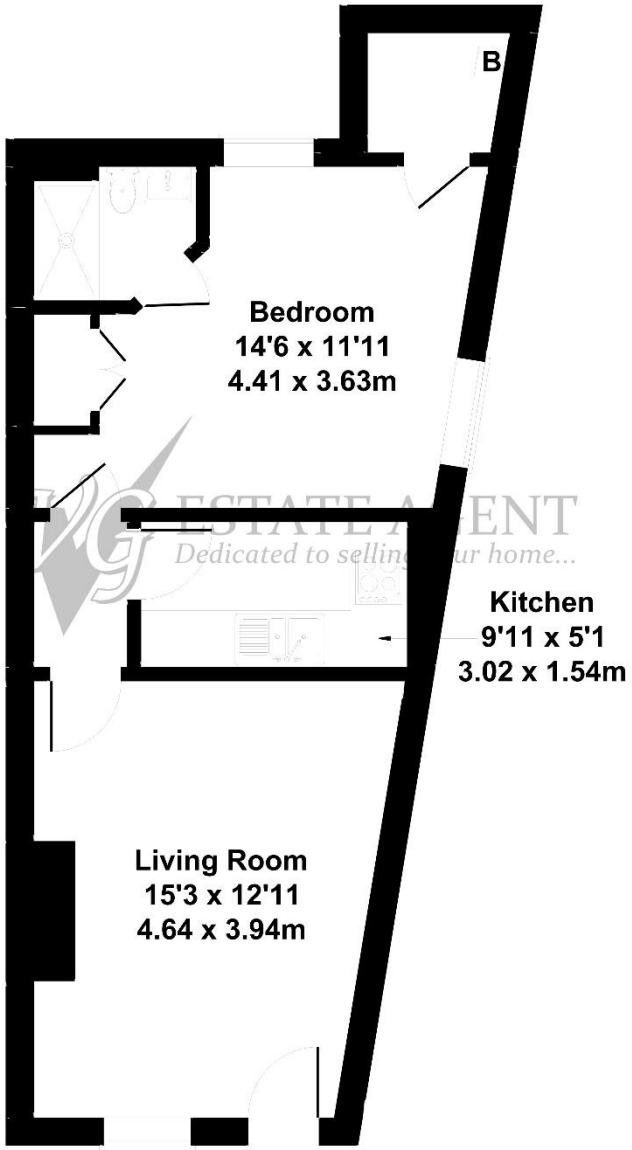
DIRECTIONS

From the centre of Ripponden take the Oldham Road towards Rishworth. Immediately after the fish and chip shop, proceed on foot, turning left down the passageway at the side of No.69, No 99 can be found at the bottom.





Approximate Gross Internal Area
452 sq ft - 42 sq m



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