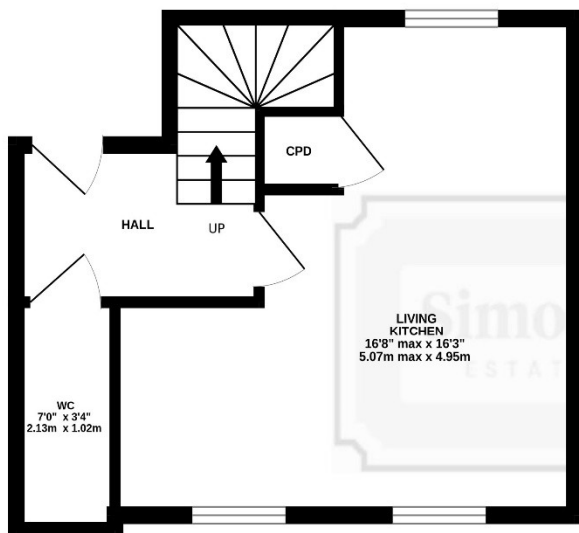


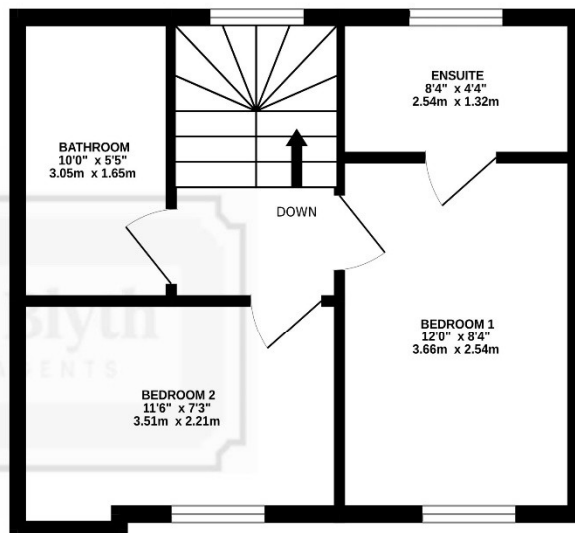


60 Rylands Park, Ripponden, Sowerby Bridge, HX6 4JH

GROUND FLOOR



1ST FLOOR



RYLANDS PARK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Situated on the first floor within a block of six is this vacant two bedroomed duplex apartment located approximately three- quarters of a mile from Ripponden village centre.

The property provides comfortable and well-planned accommodation with uPVC double glazing, electric heating and briefly comprising communal entrance with stairs rising to the first floor and giving access to entrance hall, downstairs w.c, open plan living room and fitted kitchen. First Floor landing leading to master bedroom with en-suite shower room, bedroom two and bathroom. Externally there is a designated parking space, the property is ideally placed for the local shops, restaurants and bars within Ripponden as well as being accessible for junctions 22, 23 and 24 of the M62 motorway.

Guide Price £105,000

GROUND FLOOR

Communal Entrance gives access to stairs rising to the first floor and leading to entrance hall with oak flooring, inset ceiling downlighters, ceiling coving, electric wall heater and to one side a return staircase rises to the first floor. From the hallway access can be gained to the following: -

DOWNSTAIRS WC

Measurements- 7'0" x 3'4"

With inset ceiling downlighters, extractor fan, oak flooring, electric wall heater and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, tiled splashback and low flush w.c.

LIVING AREA

Measurements- 16'8" x 11'2"

This has uPVC double glazed windows to two elevations and with a rear enjoying views over surrounding countryside, there are inset ceiling downlighters, cupboard beneath the stairs which houses a Palsa Coil mains pressure system. There are two electric wall heaters and to one side there is the kitchen.



KITCHEN

Measurements- 11'0" x 6'4" maximum

This is open plan to the living area and has a uPVC double glazed window, inset ceiling downlighters, oak flooring and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset circular stainless steel sink with circular drainer and chrome monobloc tap, four ring halogen hob with electric oven beneath, integrated fridge, integrated freezer, integrated dishwasher and integrated washer/drier.



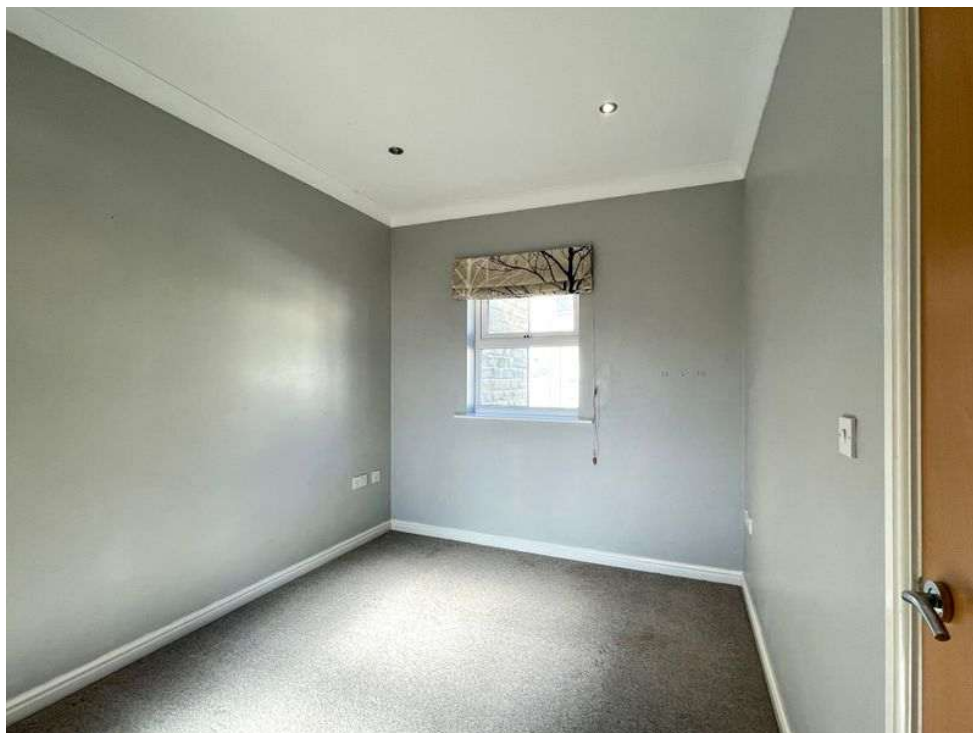
FIRST FLOOR LANDING

With uPVC double glazed window, inset ceiling downlighters, ceiling coving and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 12'0" x 8'4"

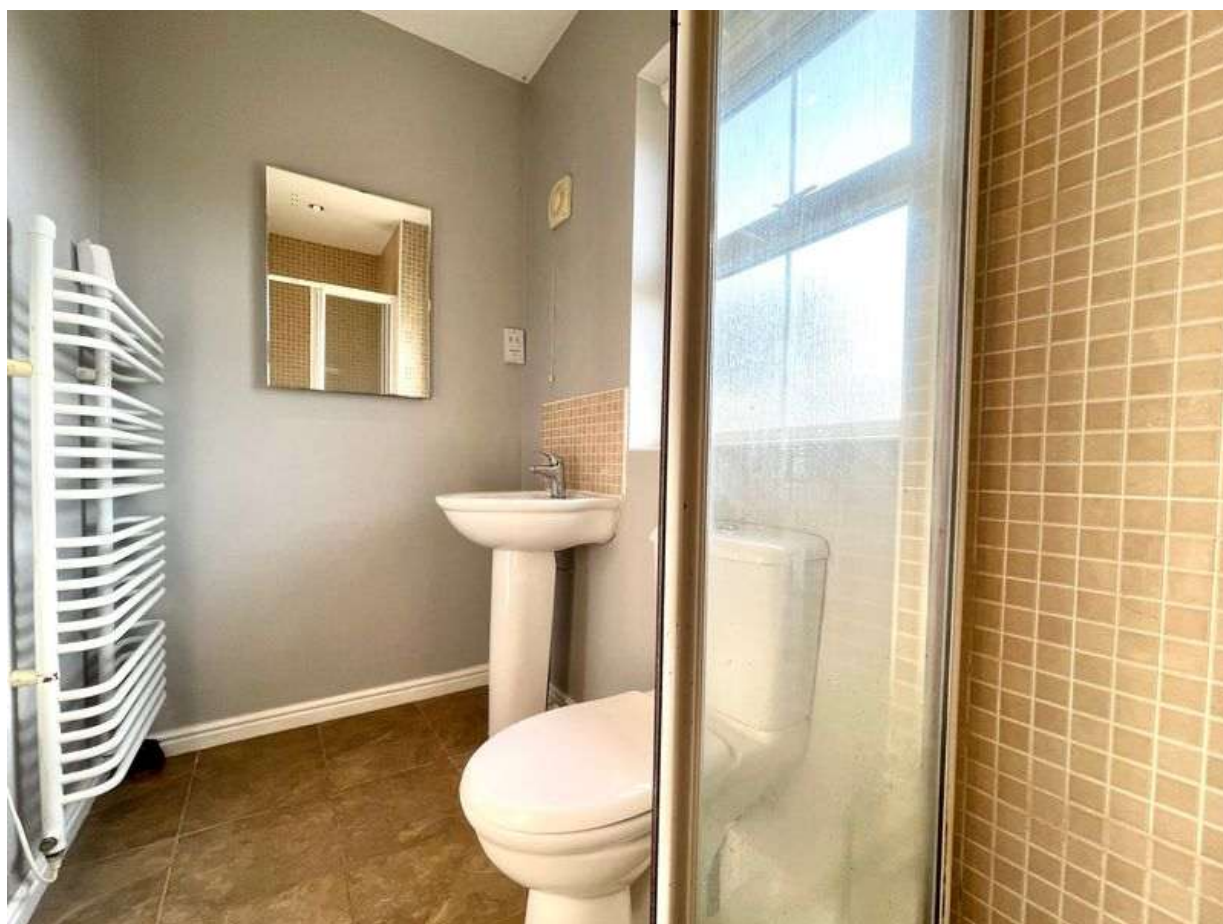
With uPVC double glazed window, inset ceiling downlighters, ceiling coving, electric wall heater and door giving access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 8'4" x 4'4"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, shaver socket, ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap and tiled splashback, low flush w.c. and shower cubicle with sliding door and electric shower fitting.



BEDROOM TWO

Measurements- 11'6" x 7'3"

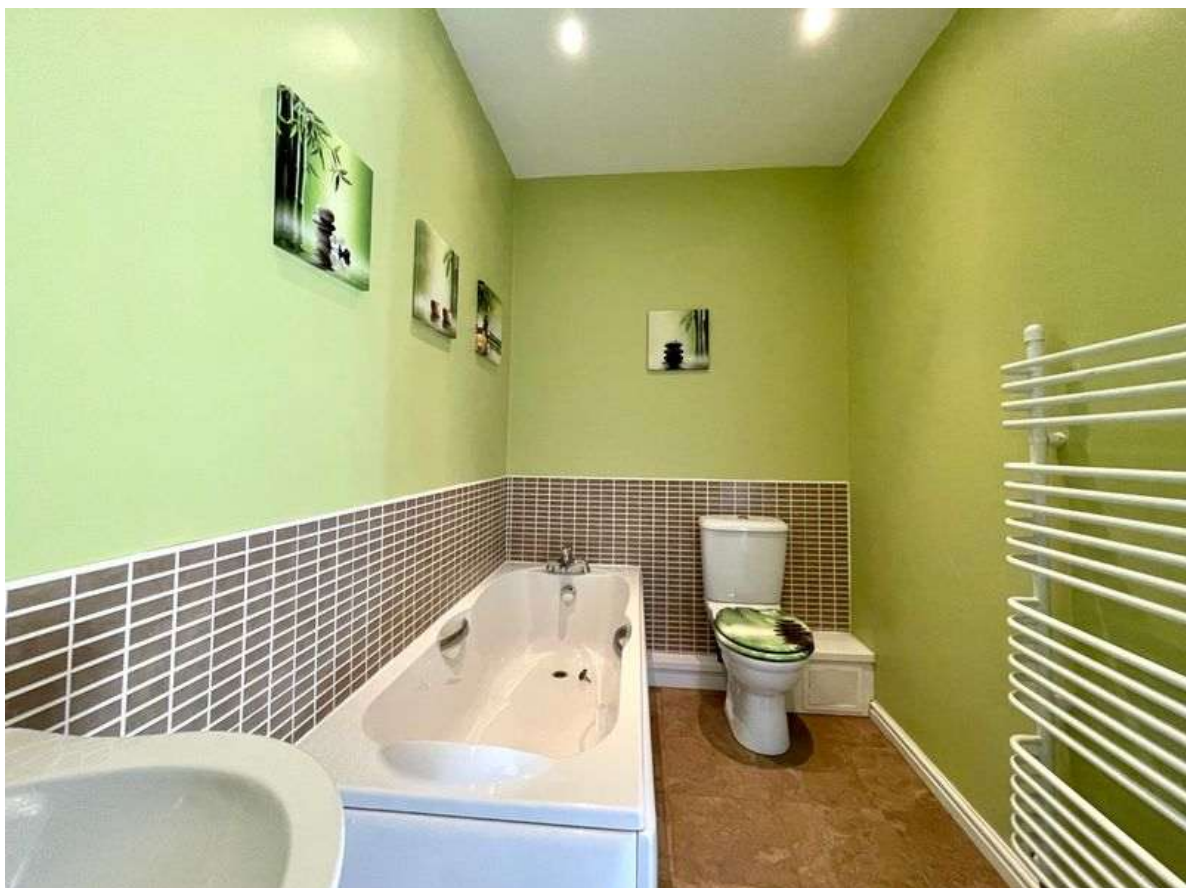
This is situated adjacent to bedroom one and has a uPVC double glazed window, inset ceiling downlighters and electric wall heater.



BATHROOM

Measurements- 10'5" x 5'5"

With inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, ladder style heated towel rail, shaver socket and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

To the left-hand side of the entrance there is a designated parking space.



MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

ADDITIONAL INFORMATION

Heating- The property has electric heating

Double glazing- The property has uPVC double glazing

Council tax band- A

Tenure- Leasehold with the remainder of a 125-year lease from 01/01/2007 with an annual ground rent of £300

Service charge- Approximately £1900 per annum

Directions- Using satellite navigation enter the postcode HX6 4JH

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

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E: huddersfield@simonblyth.co.uk

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