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Dedicated to selling your home...







127 OLDHAM ROAD

RIPPONDEN | HX6 4QB

Set within the heart of the ever-popular Pennine village of Ripponden, Mill Cottage is a beautifully presented semi-detached home, combining its Victorian character with thoughtful modern extensions to create a generous five-bedroom family residence arranged over three floors.

The property offers an appealing blend of character and contemporary living, where original features such as exposed beams and stonework sit comfortably alongside a striking open-plan living dining kitchen designed for modern family life. The result is a home of considerable versatility, equally suited to everyday living, entertaining, and home working.

With spacious accommodation, a private garden setting and excellent access to village amenities, schooling and commuter routes, the property will particularly appeal to families seeking both lifestyle and convenience within a well-connected rural setting.



GROUND FLOOR

Entrance Hall
Open Plan Living / Kitchen /
Dining Room
Sitting Room
W/C
Store Room

SECOND FLOOR

Bedroom
Bedroom
Bathroom

EPC RATING

E

FIRST FLOOR

Bedroom
Ensuite
Bedroom
Ensuite
Bedroom/Sitting Room

COUNCIL TAX BAND

D

INTERNAL

Entering the property through the bifold doors into a welcoming open-plan living dining kitchen, where natural light, exposed beams and garden views create a relaxed, sociable atmosphere. There's plenty of space for both everyday living and entertaining, and the layout works well for modern family life, with an easy connection between cooking, dining and sitting areas.

The sitting room offers a cosy retreat, centred around a characterful fireplace that reflects the home's period origins. In the kitchen, clean-lined cabinetry, timber worktops and a central island provide both style and practicality. Doors open onto the terrace, making it easy to move between inside and out, whether hosting guests or enjoying quieter moments at home.

The upper floors offer a flexible arrangement of bedrooms. The principal bedroom is well-proportioned, while additional rooms can be adapted to suit changing needs, whether as bedrooms, guest accommodation, or dedicated home working spaces. The second floor provides further accommodation ideal for older children or visitors, ensuring the home remains highly adaptable.

EXTERNAL

Externally, the property enjoys a private and enclosed garden, with a paved terrace ideal for outdoor dining and entertaining. The garden is complemented by lawned areas, established planting and mature trees, creating a peaceful and sheltered setting.

This is in addition to hard-standing providing off-street parking for multiple vehicles, a practical feature that enhances the property's everyday convenience. The setting feels tucked away yet remains easily accessible from the village centre.

LOCATION

Ripponden is a highly regarded village offering a vibrant yet traditional community atmosphere. A range of local amenities are within easy reach, including independent shops, cafés, public houses, a health centre and well-regarded schooling.

Nearby the M62 (J22 & J24) offers convenient access to Leeds, Manchester and the wider motorway network. Rail services can be found in nearby Sowerby Bridge and Halifax, making this an ideal location for commuters seeking a balance between rural living and connectivity.

SERVICES

All mains services are understood to be connected.

TENURE

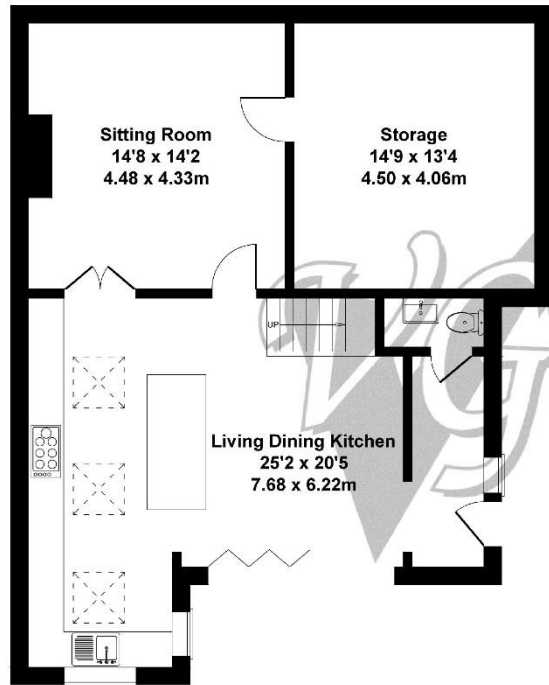
Freehold

DIRECTIONS

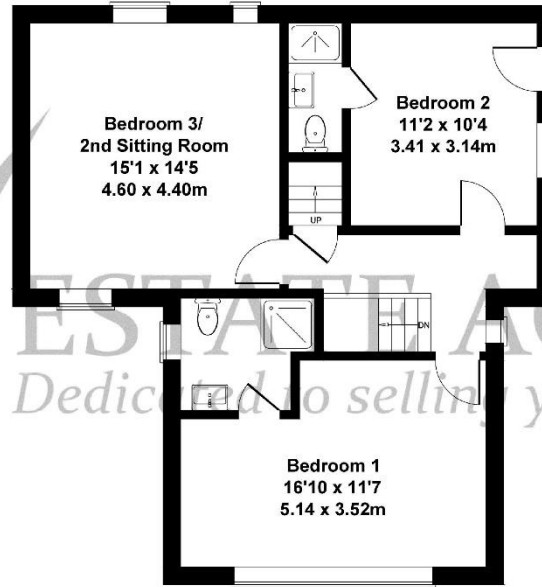
From Ripponden take the Oldham Road towards Rishworth. At the junction with Excelsior Close, number 127 is to be found on the left.



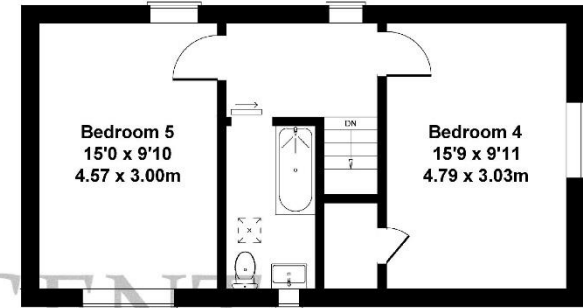
Approximate Gross Internal Area
1938 sq ft - 180 sq m



GROUND FLOOR

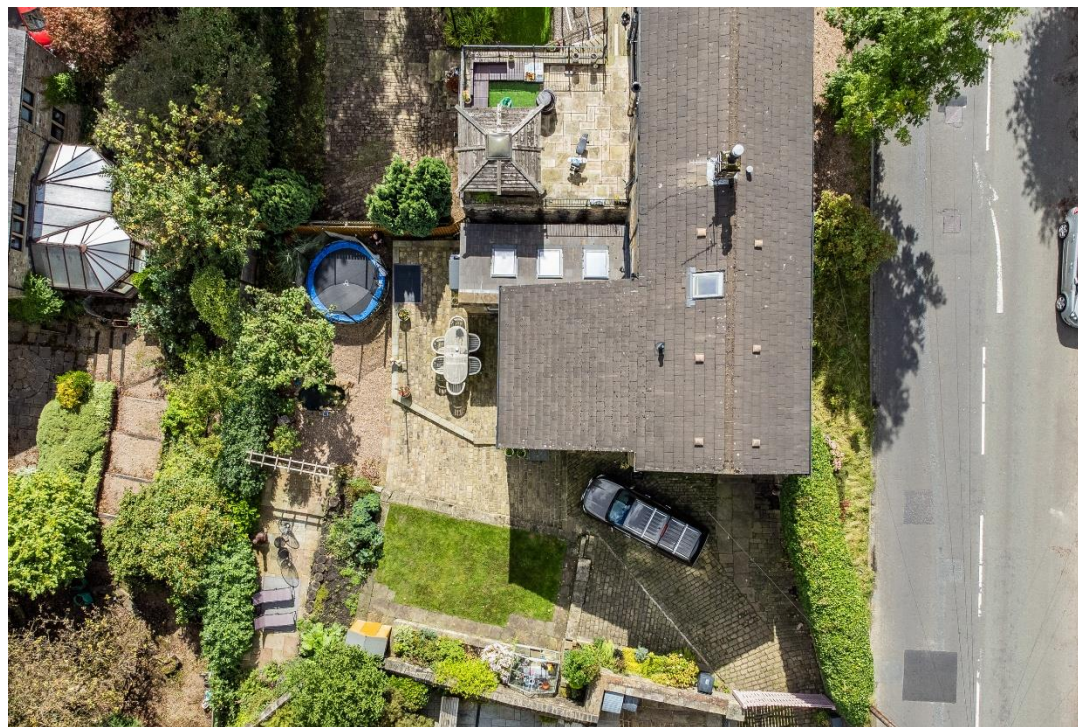


FIRST FLOOR



SECOND FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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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.