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11 BIRCH AVENUE

RISHWORTH | HX6 4RR

This beautifully presented and extended three-bedroom linked-detached home is situated in the highly desirable village of Rishworth, enjoying a semi-rural setting with far-reaching views. The property is conveniently located for access to the M62 motorway and a range of schooling options across both the state and independent sectors.

Arranged over two floors, the accommodation briefly comprises a bright and airy extended living dining kitchen, a well-proportioned sitting room, three bedrooms and a house shower room.

Externally, the property benefits from off-road parking, an integral garage with utility facilities, and a south-facing garden with decked patio.

GROUND FLOOR

Entrance Vestibule
Cloakroom
Sitting Room
Living Dining Kitchen
Pantry
Integral Garage & Utility Area

FIRST FLOOR

First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX

C

EPC RATING

C

INTERNAL

The property is accessed via an entrance vestibule, ideal for coats and shoes, with access to a ground-floor cloakroom and sitting room.

The well-proportioned sitting room features Yukon SPC herringbone flooring, while a large front-facing window fills the space with natural light and an open staircase.

The extended living dining kitchen benefits from underfloor heating and centres around a large central island. In addition to cupboard and drawer storage, the island incorporates an induction hob, a butler sink, plumbing for a slimline dishwasher and discreet pop-up plug sockets. The living area boasts bifold doors with integrated blinds leading out to the rear garden, automatic solar-powered roof openings, and a multifuel stove.

From the kitchen, there is a useful pantry and access to the integral garage. At the rear of the garage, utility facilities include a sink, plumbing for a washer, space for a tumble dryer and double doors opening onto the garden.

The first-floor landing provides access to three bedrooms and shower room. Bedrooms 1 and 3 benefit from glazing with integrated blinds, while the second bedroom boasts an additional storage cupboard. The smart shower room, features white metro-style tiling, a large shower with enhanced water pressure provided by a pumped power shower and underfloor heating.

EXTERNAL

The fabulous south-facing garden is accessed via bifold doors from the living area onto a raised composite decked area, ideal for al fresco dining. Steps lead down to an artificial lawn featuring canine-specific turf, centred around a fish pond and bordered by mature planting. Two useful sheds provide additional storage.

To the front, there is ample off-street parking for two vehicles, alongside an integral garage with an electric door. An EV wall charger is an added benefit.

LOCATION

The property is tucked away in this cul-de-sac, local amities include St Johns Primary and Rishworth School, two pubs and a church. The shops, bars and other amenities of Ripponden are only a mile away. The property is conveniently located only 10 minutes' drive from the motorway at Rishworth Moor, providing excellent commuter links to Leeds, Manchester and beyond. Railway stations at Sowerby Bridge and Littleborough also provide regular services.

SERVICES

All mains services, gas central heating (boiler located in garage).

TENURE Freehold

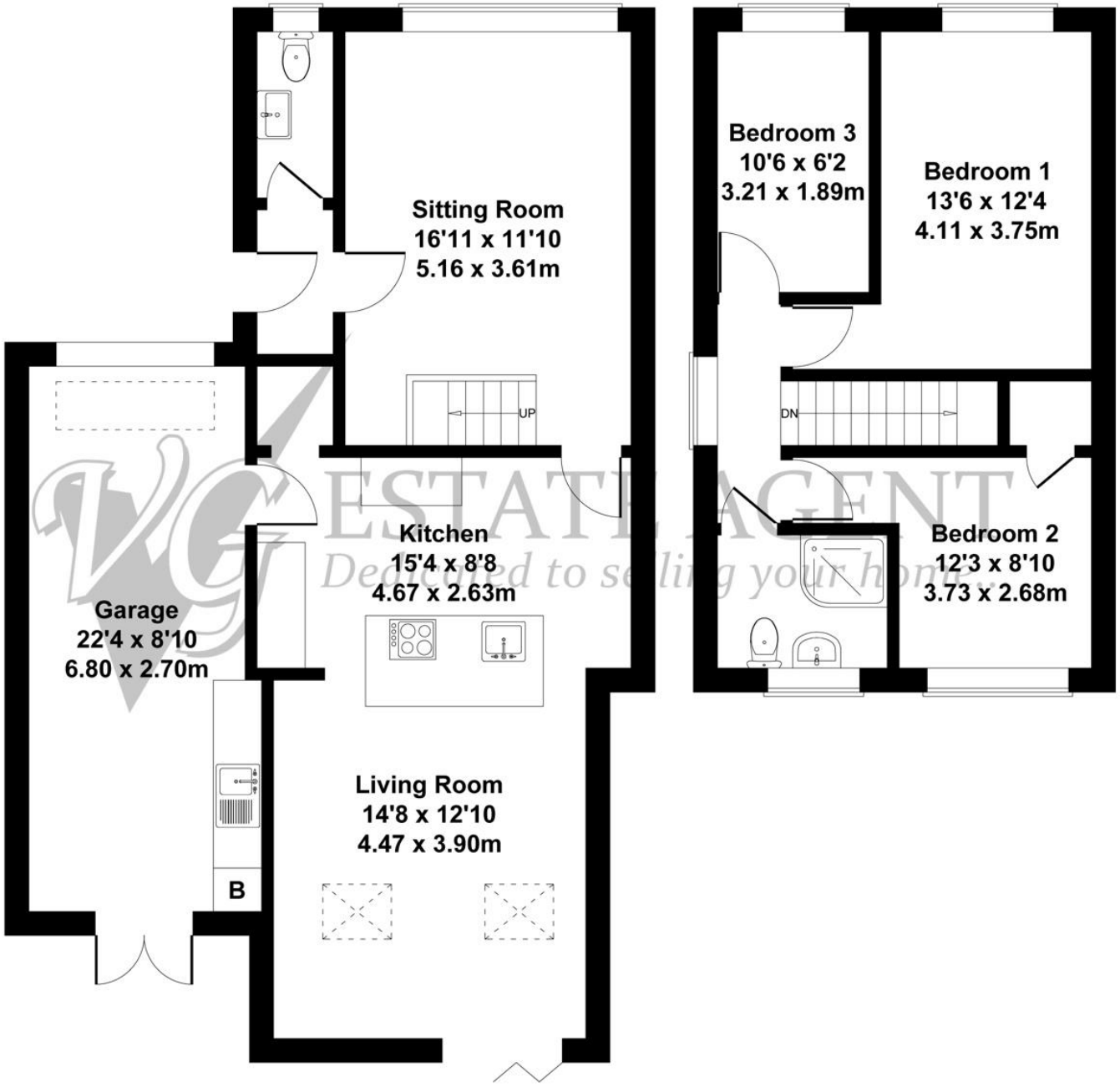
DIRECTIONS

From Ripponden take Oldham Road and contiure towards Rishworth. Pass Rishworth School and the Malthouse on your right. Take the first right after the pub onto Rishworth New Road, Birch Avenue is the first turn on your right with number 11 tucked in the bottom of the close, identified by our for sale board.





Approximate Gross Internal Area
1206 sq ft - 112 sq m



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GROUND FLOOR

FIRST FLOOR

















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