







HOLLYCREST, 210 OLDHAM ROAD

RIPPONDEN | HX6 4EH

Hollycrest is a detached stone-built true bungalow built by the well-respected local builders, O & W Crawshaw and sits in a large garden plot just a short, level walk from the centre of Ripponden.

The accommodation briefly includes a generously proportioned living room, fitted dining kitchen, three bedrooms and modern shower room. In addition, there is a boarded loft accessed via a drop-down ladder providing excellent storage

Externally there are lawned gardens to three sides with a small paved patio to the rear. There is a detached double garage with automatic opening door and easy level parking for several cars.

The property benefits from NO UPWARD CHAIN



ACCOMMODATION

Entrance Hall
Sitting Room
Dining Kitchen
Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX

E

EPC RATING

TBA

INTERNAL

The property is entered into the entrance hall which houses a large cupboard

The spacious L-shaped living room features a gas fire in a stone surround and has windows to two aspects and plentiful space for separate seating and dining areas.

The fitted dining kitchen houses timber effect units and is equipped with a double oven, four-ring gas hob, plumbing for a washing machine and space for a dryer. An external door gives access directly into the rear garden.

There are three double bedrooms; two with fitted wardrobes. They are complemented by a three-piece shower room housing a walk-in shower, wash basin housed in a vanity unit and a WC.

Excellent storage is provided in the boarded loft which has electric light and is accessed via a drop-down ladder.

EXTERNAL

There is shared access to the tarmac driveway which provides parking for several vehicles and leads to the integral double garage with automatic door

The lawn gardens extend around three sides of the property and are bordered to the rear by a timber fence and mature conifers. A path runs around the whole property and there is a small paved patio to the rear aspect.

LOCATION

Hollycrest is situated just a short level stroll into the centre of Ripponden and the excellent local amenities which include a village school, veterinary surgery, dental surgery, health centre and a selection of popular shops, pubs and cafes.

The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough as well as a regular bus service.

SERVICES

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

TENURE

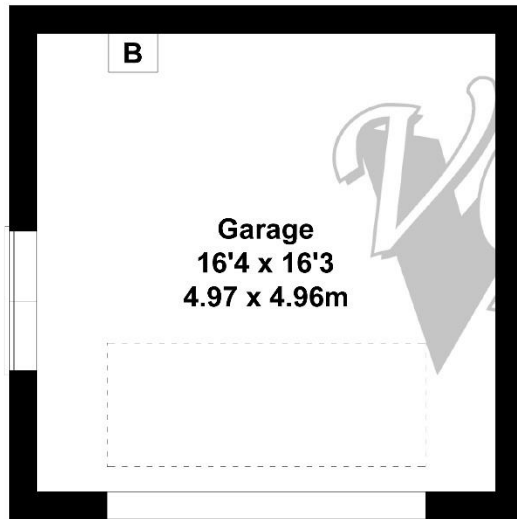
Freehold.

DIRECTIONS

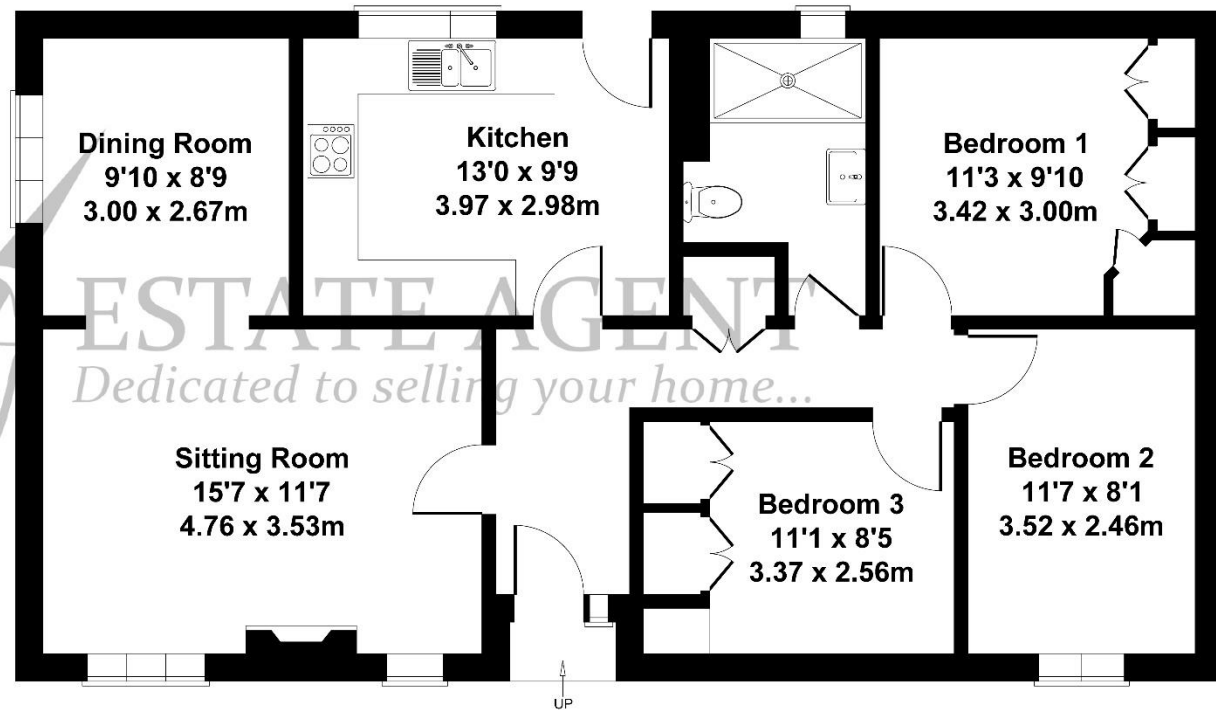
From Ripponden traffic lights take the Oldham Road towards Rishworth passing the Silk Mill pub on your left and the turning for Hollycrest is on the right just after the entrance to Holly Crescent.



Approximate Gross Internal Area
1152 sq ft - 107 sq m



GARAGE





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