







40 SILK MILL CHASE

RIPPONDEN | HX6 4BU

A stone-built semi-detached home, occupying a position at the head of a quiet residential cul-de-sac in the sought-after village of Ripponden. The property is just a short walk from the village centre, where a range of independent shops, cafés, pubs and everyday amenities can be found, along with well-regarded local schooling.

Ripponden is well placed for travel, with convenient road links to Halifax, Huddersfield and Leeds, as well as nearby access to the M62 motorway, making it ideal for those commuting across West Yorkshire and beyond.

The property itself is arranged over three floors and provides spacious, versatile accommodation suited to modern family living.



GROUND FLOOR

Entrance Hall
Snug / Bedroom 4
Utility Room
Cloakroom / WC
Integral Garage

COUNCIL TAX

D

EPC RATING

TBC

FIRST FLOOR

First Floor Landing
Sitting Room
Dining Kitchen

SECOND FLOOR

Second Floor Landing
Bedroom 1
Dressing Room
Bedroom 2
Bedroom 3
Family Bathroom

INTERNAL

The ground floor offers excellent versatility, with a fourth bedroom that could also serve as a snug or home office. French doors open directly onto the rear garden, allowing plenty of natural light. Also on this level is a practical utility room with fitted units and plumbing for a washing machine, a convenient two-piece cloakroom/WC, and access to the integral single garage.

The first floor is dedicated to the main living space. The impressive L-shaped sitting room enjoys French doors opening onto a Juliet balcony and offers ample room for both seating and dining areas. The stylish L-shaped dining kitchen is fitted with shaker style wall and base units. Integrated appliances include an oven, five-ring gas hob with extractor canopy, dishwasher and fridge-freezer, creating a superb space for everyday family life and entertaining.

The second floor comprises three bedrooms, including a spacious bedroom 1 with dressing room. Bedroom 3 is currently a music studio but could easily be returned to a bedroom if required. The family bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over and glazed screen, WC and pedestal wash basin.

EXTERNAL

To the rear of the property is an enclosed lawned garden with well established planting. There is a block-paved driveway providing off-road parking and leading to the integrated garage with electric garage door.

LOCATION

The first-rate amenities of Ripponden village are an easy stroll away, with a choice of shops, pubs, and restaurants. The surrounding countryside offers opportunities to walk from your front door, cycle, and horse ride.

The M62 is only 10 minutes' drive away allowing speedy to Manchester and Leeds. There is a regular bus service close by and mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating, boiler located in utility room. UPVC double glazing.

TENURE

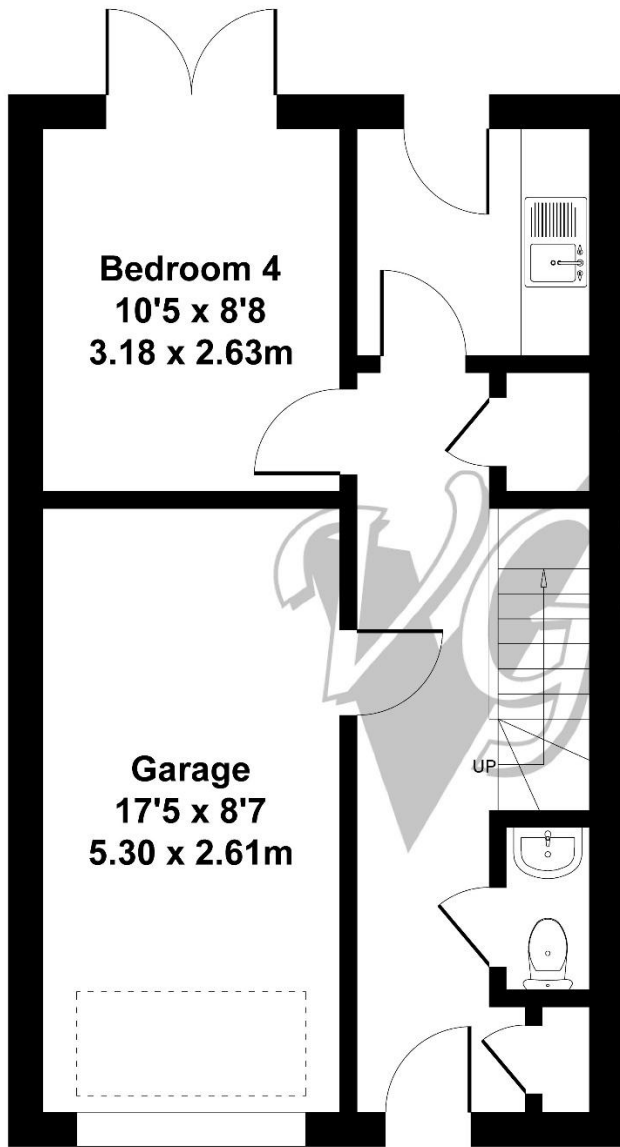
Leasehold with remainder of 999-year lease from 2007. Annual ground rent of £150.

DIRECTIONS

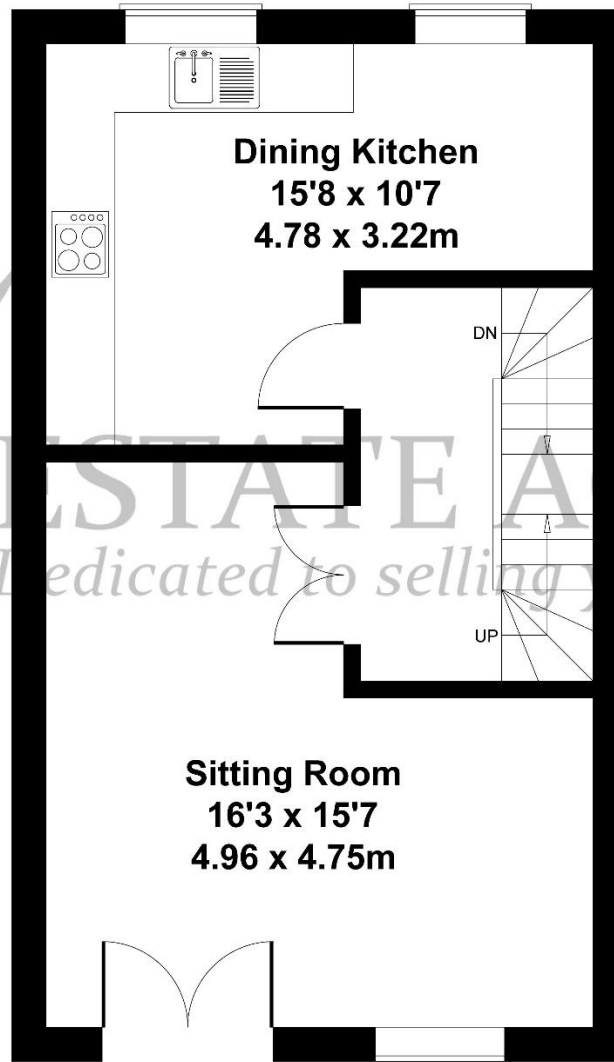
From Ripponden traffic lights take the Oldham Road towards Rishworth and Silk Mill Chase is on the right hand side opposite the Silk Mill pub. Follow the road round to the right and number 40 is directly ahead at the top of the cul de sac.



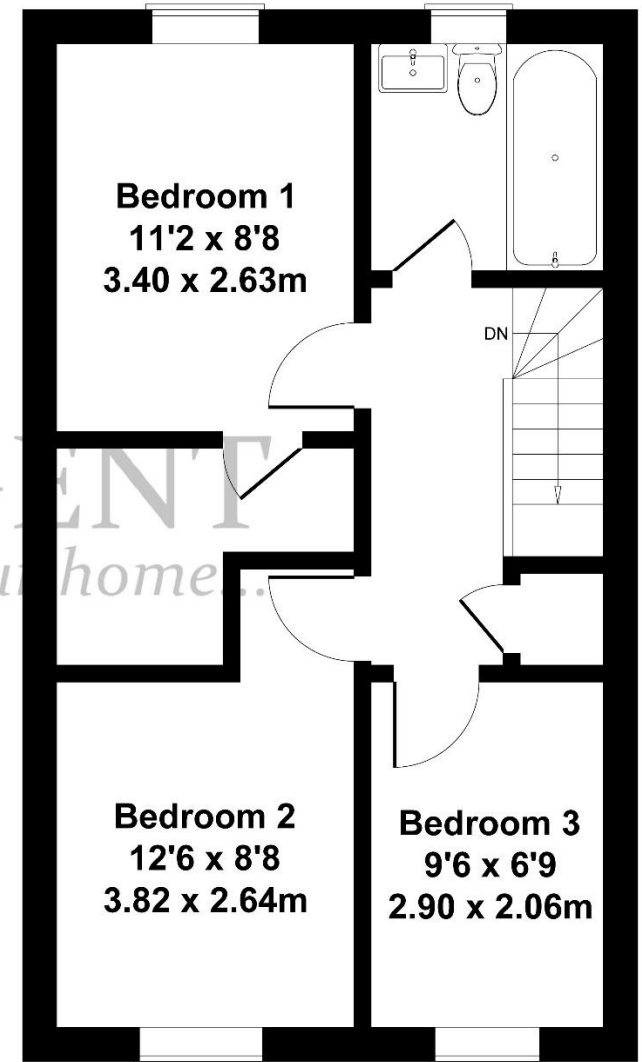
Approximate Gross Internal Area
1335 sq ft - 124 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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