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# 7 COTTON TOPS DRIVE

RIPPONDEN | HX6 4FJ

Located on a recently built cul-de-sac off Halifax Road, close to the centre of Ripponden, this spacious detached home enjoys fabulous woodland views and is located just a short walk from the village school and other amenities and

The well-presented accommodation is arranged over three floors and includes an open-plan living room / dining kitchen, THREE double bedrooms, family bathroom, two en-suite shower rooms and a two-piece cloakroom.

The property stands in a large plot with extensive south-facing gardens to the rear elevation, and there is off road parking on the block-paved drive.



## GROUND FLOOR

Entrance Hall  
Living Room / Dining Kitchen  
Cloakroom

## FIRST FLOOR

Bedroom 2  
En-suite Shower  
Bedroom 3  
Family Bathroom

## SECOND FLOOR

Bedroom 1  
En-suite Shower

COUNCIL TAX

E

EPC RATING

B

### INTERNAL

The property is accessed via a bright entrance hall with staircase rising to the first floor and benefiting from a smart two-piece cloakroom and downstairs cloaks storage.

There is a well-proportioned, dual aspect, open-plan living room / dining kitchen with French windows opening directly onto the spacious sundeck.

The kitchen area is fitted with contemporary units with complementary work surfaces and equipment includes a stainless steel sink, electric oven with halogen hob over; integrated appliances include a fridge-freezer, dishwasher and washer dryer.

There are two double bedrooms on the first floor, Bedroom 2 is particularly spacious and benefits from a three-piece shower room. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin. The master bedroom is located on the second floor, is particularly spacious and has plentiful natural light from the twin Velux rooflights. There is under-eaves storage and a three-piece en-suite shower room.

### EXTERNAL

Steps lead down to the front door from the parking spaces and a stone-flagged footpath leads around the side of the property to the fully enclosed rear garden. There is a timber shed adjacent to the footpath. The south facing rear garden is terraced over three levels which include a large timber sundeck with direct access into the living room, ideal for sunbathing and al fresco dining and steps lead down to the level lawn that abuts a stone-flagged patio. A gate from the lawn gives access to the lower garden that has been landscaped to provide timber steps leading down to the lower level play area.

### LOCATION

Cotton Tops Drive is within easy walking distance of the excellent amenities in Ripponden which include a village school, health centre, dentist, veterinary surgery and a selection of shops, pubs and restaurants. For families there are two recreation grounds within a 10 minute walk of the property.

There is a regular bus service and there are mainline railway stations for Leeds/Manchester at Sowerby Bridge and Littleborough. The M62 motorway, junctions 22 and 24, are both within 15 minutes' drive allowing speedy access to the motorway network east and west.

### SERVICES

All mains services. Gas central heating. UPVC double glazing. The boiler is located in a cupboard on the second landing.

**TENURE** Freehold

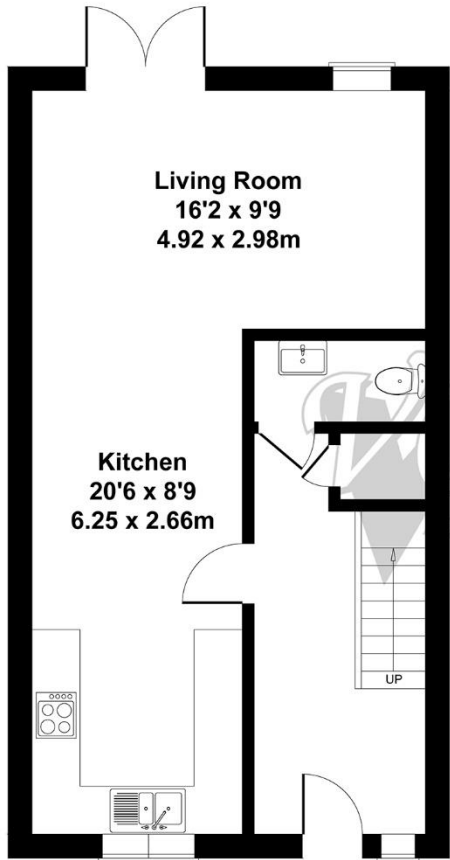
### DIRECTIONS

From Ripponden: From the traffic lights follow the A58 towards Triangle and Sowerby Bridge, pass Ripponden Junior and Infants School on the right then take the second right turn into Victoria Meadows (just after the right turn into Meadowcroft Lane and JLA). Turn right and number 7 is the last property on the left hand side.

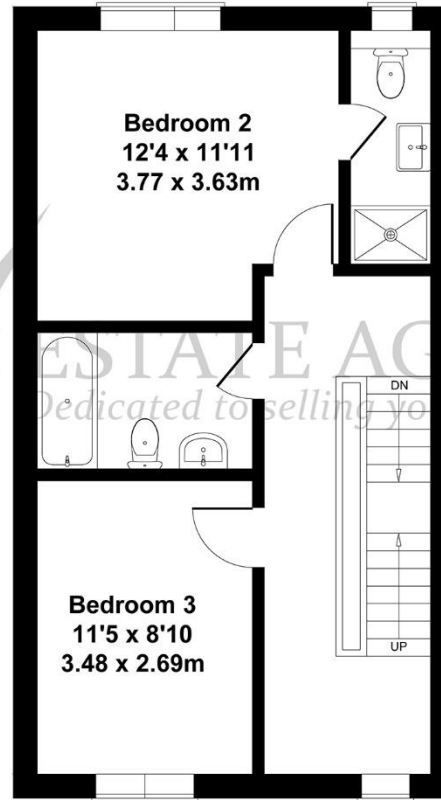




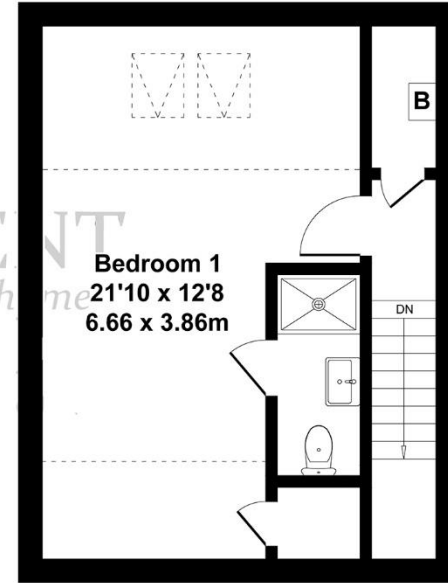
Approximate Gross Internal Area  
1335 sq ft - 124 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







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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.