





115 HALIFAX ROAD

RIPPONDEN | HX6 4DA

Conveniently located in the centre of Ripponden, this stone-built terraced under-dwelling property enjoys delightful open views over Ripponden.

The spacious accommodation is arranged over two floors and includes a sitting room with exposed stone chimney breast, a spacious dining kitchen, one bedroom plus an occasional bedroom / study, and a three-piece bathroom.

The property is in need of some updating but would make an ideal first home or investment purchase.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Vestibule
Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
Occasional Bedroom / Dressing Room / Study
Bathroom

COUNCIL TAX

A

EPC RATING

E

INTERNAL

The deceptively spacious accommodation is arranged over two floors and has delightful open views over the Ryburn Valley.

The property has a well-proportioned sitting room with dado rail and feature stone fireplace with an electric point.

The spacious dining kitchen has a range of fitted units with walnut effect worktops and is equipped with an electric oven with four ring electric hob and filter canopy above, plumbing for a washer and space for an under-counter fridge.

On the first floor is a double bedroom with lovely views over the garden and village beyond, a spacious occasional bedroom / dressing room with built-in wardrobes to one wall, and a good-sized bathroom housing a bath with mains-fed shower over, WC and wash hand basin.

EXTERNAL

The front of the property enjoys a southerly aspect and has a delightful garden with lawn and patio. Steps lead down to a lower garden area.

PLEASE NOTE

There is no vehicular access to this property.

LOCATION

The property is in the heart of Ripponden, close to all local amenities, which include a village school, health centre, library, pubs, restaurants and choice of shops.

There is a regular bus service and the M62 is within 3 miles, allowing speedy access to the motorway network, Leeds and Manchester and there is a mainline railway station at nearby Sowerby Bridge.

SERVICES

The property has mains electric, water and sewerage.

TENURE

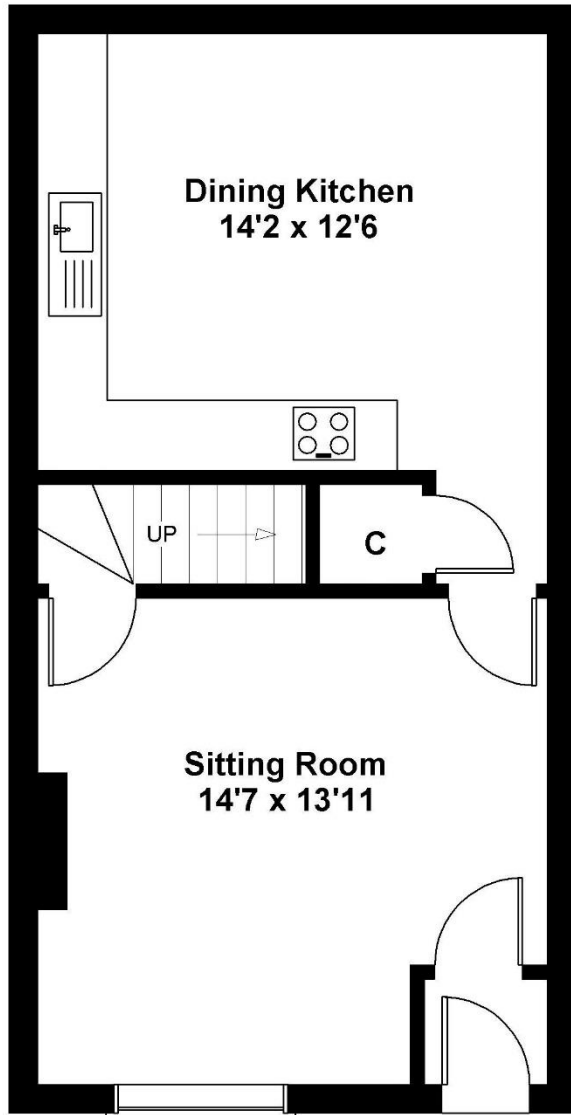
Freehold.

DIRECTIONS

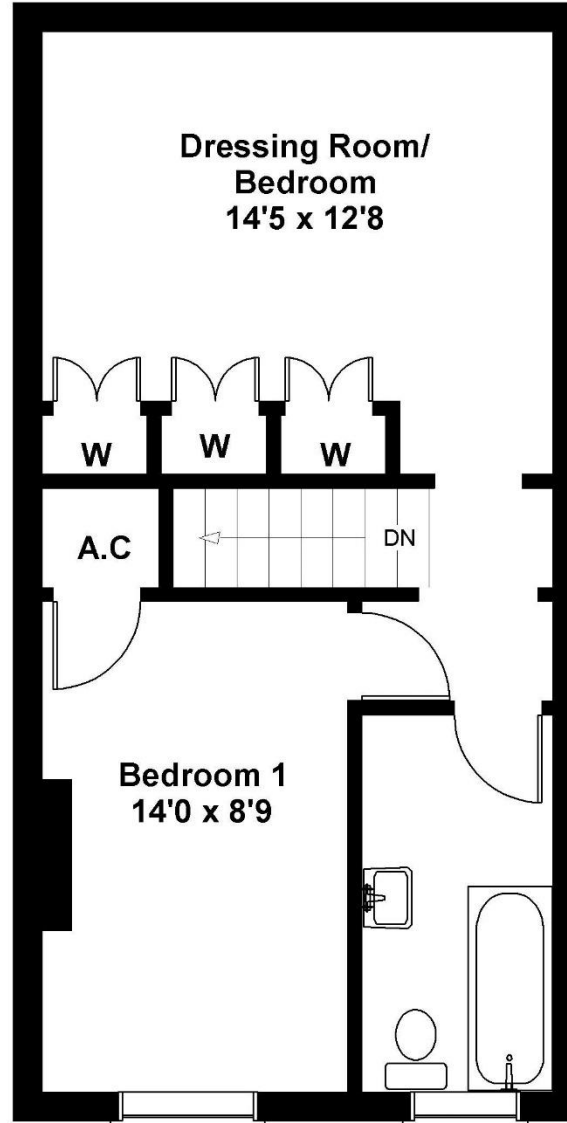
Take the steps down to the side of VG Estate Agent, turning right at the bottom. The property is the third on the right.



Approximate gross internal area 876 sq ft



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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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.