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15 ROCHDALE ROAD

RIPPONDEN | HX6 4DS

This stone-built mid terrace cottage is conveniently located in the centre of Ripponden, close to local amenities, lovely rural walks and just a short drive to the more extensive amenities in nearby Sowerby Bridge.

The property provides deceptively spacious accommodation arranged over three floors and includes a large sitting room, dining kitchen, three double bedrooms, second floor hobbies room / occasional bedroom, three-piece bathroom and en-suite shower room.

In addition there is a vaulted cellar to the lower ground floor providing storage.

The property benefits from NO UPWARD CHAIN



GROUND FLOOR

Dining Kitchen
Sitting Room

SECOND FLOOR

Bedroom 3
Hobbies Room /
Occasional Bedroom

LOWER GROUND FLOOR

Vaulted Cellar

COUNCIL TAX

A

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Bathroom

EPC RATING

C

INTERNAL

This mid terrace property (an over-dwelling) is accessed directly into the spacious dining kitchen from a shared stone-flagged courtyard. The kitchen houses timber effect units with complementary worktops incorporating a 1½ bowl sink. Equipment includes an electric oven with four-ring gas hob over, washing machine, slot-in dishwasher, undercounter fridge and freezer. A door gives access to the lower ground floor vaulted cellar which is divided into two rooms to provide generous storage.

The spacious sitting room enjoys views across the valley and features an open fireplace with stone surround and timber beams to the ceiling.

There are two double bedrooms located on the first floor, bedroom 1 being particularly spacious and benefitting from a three-piece en-suite shower room. The first floor accommodation is completed with a three-piece bathroom housing a bath, WC and pedestal wash basin. There is a further double bedroom on the second floor complemented by an additional large hobbies room / occasional bedroom, both enjoying natural light from large Velux rooflights.

EXTERNAL

Stone-flagged courtyard. On-street parking.

LOCATION

The property is located in the centre of Ripponden, close to all village amenities which include an excellent village school, church, health centre, dentist, vets and a selection of shops, pubs and restaurants.

The M62 is within a 15 minute drive, allowing speedy access to the motorway network towards Leeds and Manchester. There is a regular bus service nearby and there are mainline railway stations in Littleborough and Sowerby Bridge.

SERVICES

All mains services. Gas central heating, boiler located in the kitchen.

TENURE

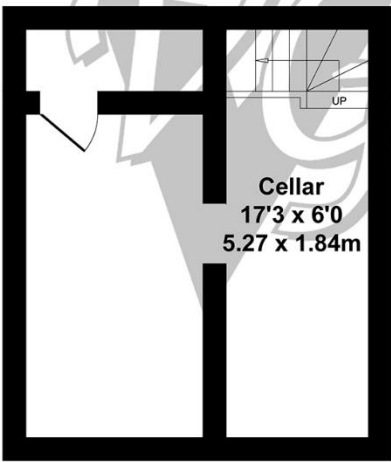
Freehold.

DIRECTIONS

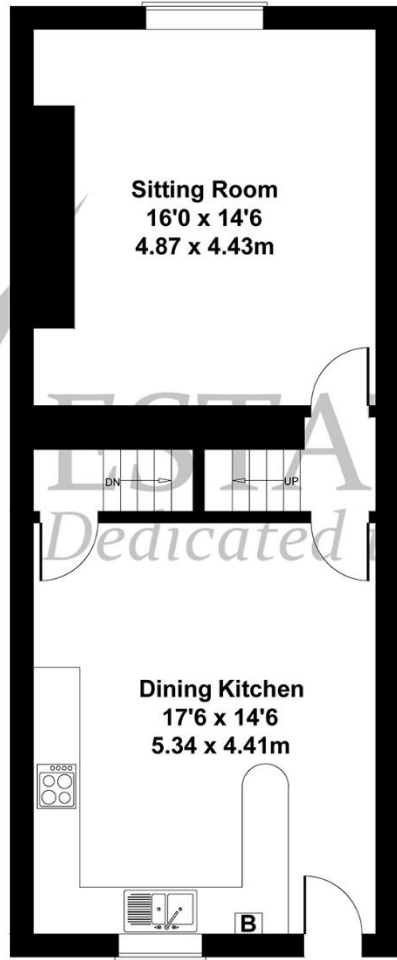
From Ripponden traffic lights, follow Rochdale Road (A58) and park in the spaces on the left. The property is on the left hand side above the village Memorial Garden.



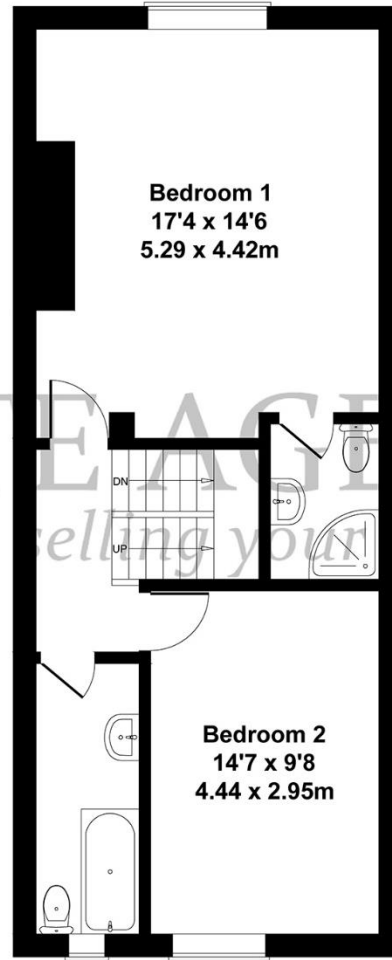
Approximate Gross Internal Area
1701 sq ft - 158 sq m



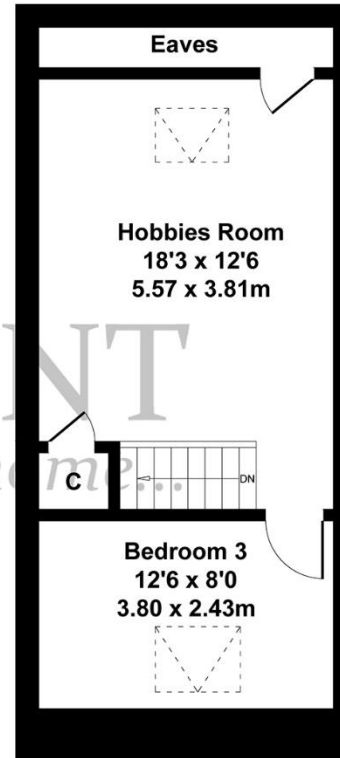
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND 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.