

VG

ESTATE AGENT

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7 WHITE HART FOLD

RIPPONDEN | HX6 4JS

This beautifully presented mid-terrace townhouse is located on this popular cul-de-sac, just a short walk from the centre of the village and enjoys fabulous views over the Ryburn Valley.

Living accommodation is arranged over three floors and includes a spacious sitting room, well-appointed dining kitchen, three bedrooms, additional snug/study/playroom, three-piece bathroom and two-piece cloakroom.

Externally the property benefits from off-road parking, an integral garage and fully enclosed garden to the rear.



GROUND FLOOR

Entrance Hall
Snug / Study / Playroom
Cloakroom
Garage

SECOND FLOOR

Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

FIRST FLOOR

Sitting Room
Dining Kitchen

COUNCIL TAX

D

EPC RATING

C

INTERNAL

This well-presented property is entered into a spacious entrance hall with staircase rising to the first floor and cloakroom housing a two-piece suite. There is a spacious snug/study/playroom/occasional bedroom at this level as well as the integral single garage which has a utility area including plumbing for a washer and space for a dryer.

The staircase opens directly into the spacious first floor sitting room with windows affording fabulous views and timber fireplace with granite hearth housing a real-flame effect gas fire. The staircase continues to the first floor and double doors open into the dining kitchen.

The dining kitchen houses a range of painted Shaker-style units with timber worktops over. Equipment includes a double oven with five-ring gas hob and glass extractor canopy over; integrated appliances include a dishwasher, fridge and freezer. French doors give access to the rear garden.

The three bedrooms are located on the second floor and comprise a spacious double with built-in wardrobes, a second bedroom with built-in wardrobes and a third bedroom currently utilised as a spacious office space. The bedrooms are complemented by a smart four-piece bathroom housing a shower cubicle, bath, WC and wash basin housed in a vanity unit.



EXTERNAL

To the front of the property is a block paved drive providing off-road parking in front of the integral single garage. The rear garden is accessed via the dining kitchen and has a stone flagged patio, ideal for al fresco entertaining, and a low-maintenance level lawn.

LOCATION

White Hart Fold is within easy walking distance of the excellent local amenities in Ripponden, which include a village school, health centre, dental practice, vets and a selection of shops, pubs and restaurants. The M62 is 15 minutes' drive providing excellent commuter links, a mainline railway station in nearby Sowerby Bridge with direct lines to Leeds and Manchester and a regular bus service within 2 minutes' walk.

SERVICES

All mains services. Gas central heating, boiler located in the garage. UPVC double glazing.

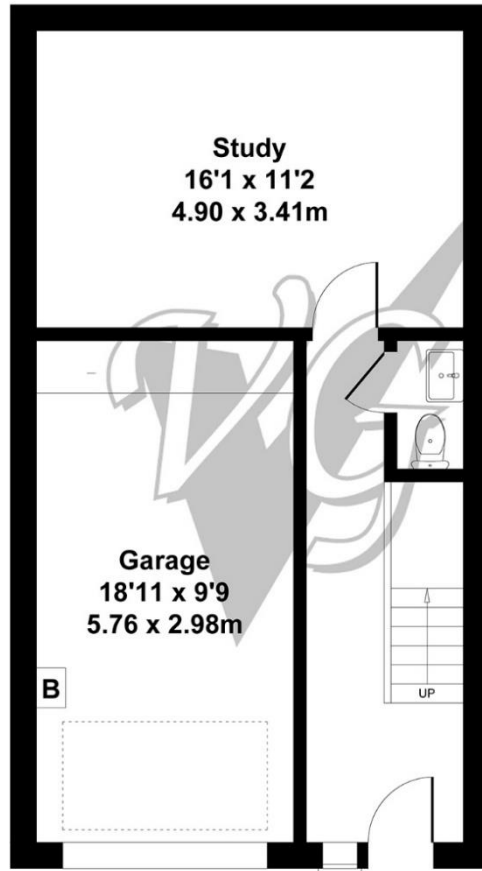
TENURE Freehold

DIRECTIONS

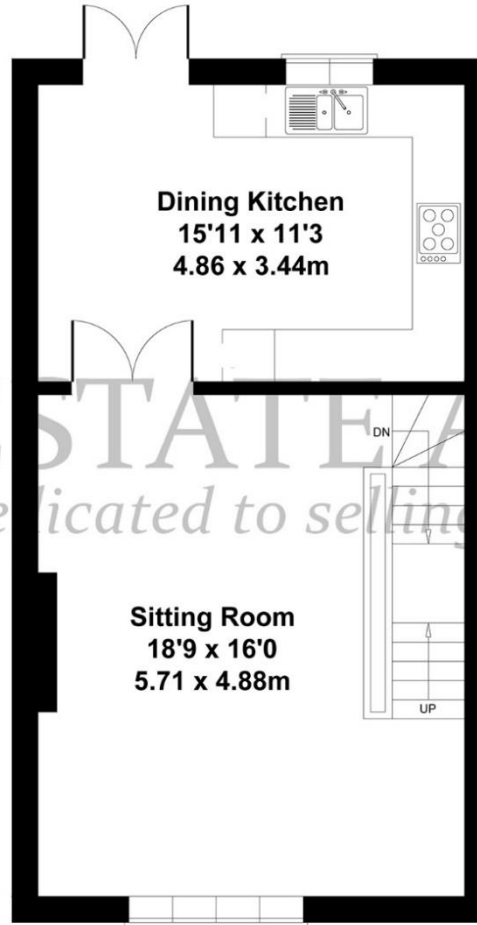
From the Ripponden office take the Rochdale Road uphill and as the road levels out, take a left turn into White Hart Fold, turn immediately left and the property is the first one on the left hand side. For viewing purposes, park on Rochdale Road and walk round to the property.



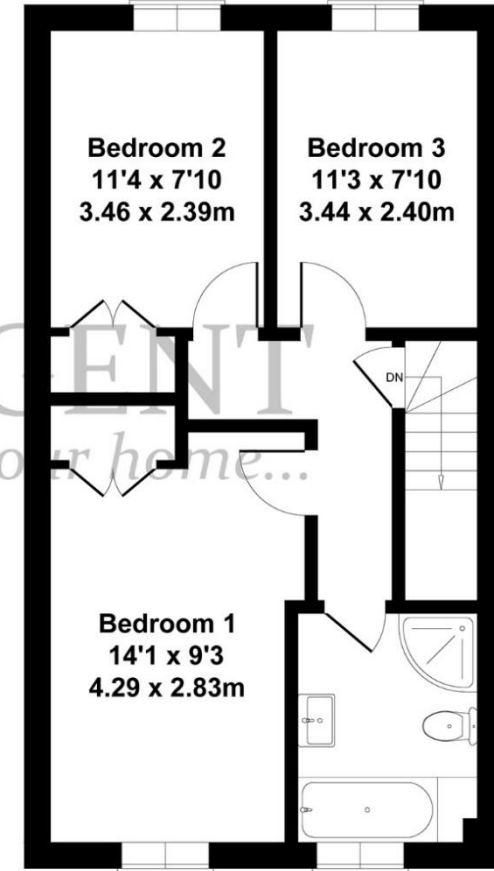
Approximate Gross Internal Area
1475 sq ft - 137 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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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.