

VG ESTATE AGENT
Dedicated to selling your home...





117 HALIFAX ROAD

RIPPONDEN | HX6 3DA

Conveniently located in the centre of Ripponden, this stone-built terraced under-dwelling cottage offers spacious accommodation. The property is in need of some updating and renovation but would make an ideal first home or investment purchase.

The deceptively spacious accommodation is arranged over two floors and has delightful open views over the Ryburn Valley. Externally there is a sheltered patio arranged over two levels.

The property benefits from NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

A

EPC RATING

C

INTERNAL

The property is entered into the spacious sitting room which features an exposed stone chimney breast housing a multi-fuel stove. The adjacent kitchen is fitted with a range of Shaker-style base and wall units and is equipped with a Montpellier Range with gas hob and filter canopy over, 1½ bowl sink and has plumbing for a washing machine and space for a fridge-freezer. There is a useful understairs storage cupboard between the sitting room and dining kitchen.

There are two bedrooms located on the first floor, a large double to the front elevation enjoying fabulous village views and benefiting from a well-proportioned walk-in wardrobe. The second bedroom is a small double. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, pedestal wash basin and WC.

EXTERNAL

The property enjoys a convenient location, tucked away from busy traffic and benefits from a low-maintenance patio garden arranged on two levels, ideal for barbecues and al-fresco dining and a further lawn garden leading down to the bank of the River Ryburn.

LOCATION

The property is located in the centre of Ripponden, close to all amenities which include a selection of shops, cafés, pubs, church, dental practice, health centre, veterinary surgery and the excellent Ripponden J&I School.

The M62 is within 15 minutes' drive, allowing speedy access to Manchester and Leeds, there is a regular bus route and mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating, boiler located in cupboard in bedroom 1. UPVC double glazing.

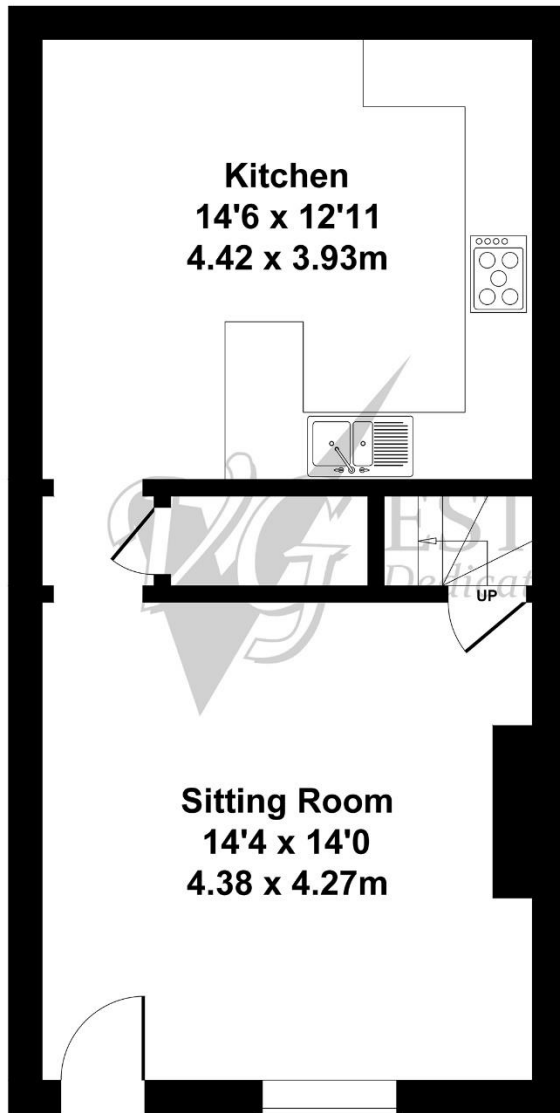
TENURE Freehold.

DIRECTIONS

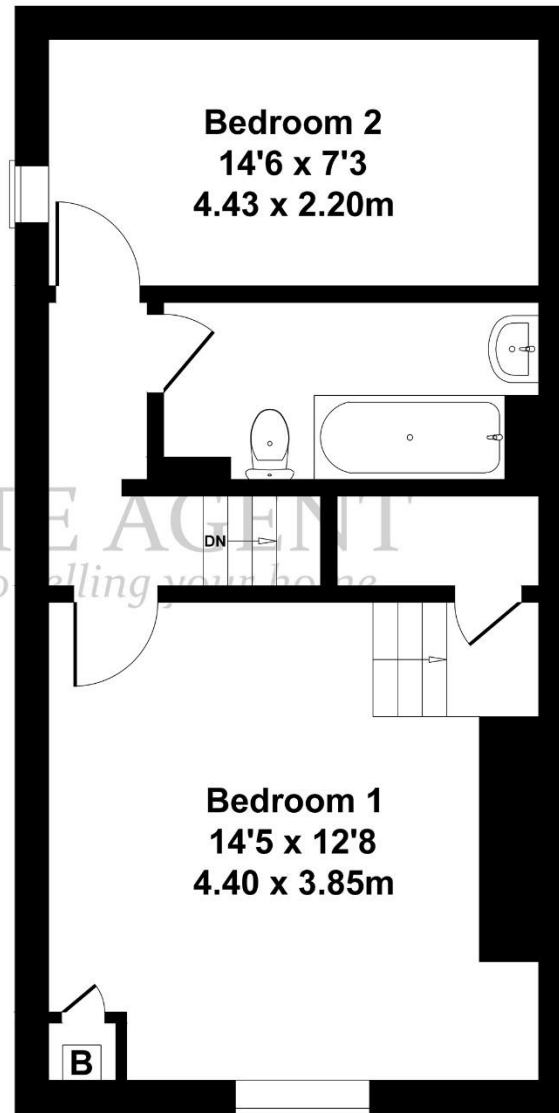
Take the steps to the side of VG Estate Agent, turning right at the bottom. The property is the last on the right.



**Approximate Gross Internal Area
872 sq ft - 81 sq m**



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.