







111 ROCHDALE ROAD

RIPPONDEN | HX4 4JT

This much-loved mid terrace property is located in a convenient semi-rural position within walking distance of the village centre and enjoying countryside views from both aspects.

This deceptively spacious home has accommodation arranged over four floors and briefly comprises a fitted kitchen, dining room, dual aspect sitting room, two first floor bedrooms, three-piece bathroom, second floor master bedroom with excellent storage and a well-appointed workshop to the lower ground floor.

There is easy on-street parking outside the property.

NO UPWARD CHAIN



GROUND FLOOR
Entrance Vestibule
Sitting Room

FIRST FLOOR
Bedroom 2
Bedroom 3
Bathroom

LOWER GROUND FLOOR
Dining Room
Kitchen
Workshop

SECOND FLOOR
Bedroom 1

COUNCIL TAX
C

EPC RATING
D

INTERNAL

The characterful property is entered via a useful entrance vestibule into the dual aspect sitting room. Character features include exposed stone walls, beam to ceiling and a carved timber fireplace housing a stove-effect gas fire. Open staircases access both the lower ground floor and the first floor.

The kitchen is fitted with Shaker-style timber units with complementary work surfaces incorporating a single bowl sink. Equipment includes an electric oven with induction hob and extractor canopy over. There are spaces for a slot-in dishwasher, fridge freezer and plumbing for a washing machine. An archway opens directly into the dining room which features an open fireplace with timber surround, cleverly utilised as wine storage.

A door from the dining room gives access to the workshop which is fitted with extensive shelving and a timber workbench. The lower ground floor entrance hall has an external door which leads to the shared bin store.

On the first floor there are two generously proportioned bedrooms, bedroom 2 benefits from built-in storage and bedroom 3 features bespoke built-in bunk beds. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

The spacious master bedroom is located on the second floor and enjoys superb views over the Ryburn Valley and beyond. The bedroom has built-in wardrobes as well as useful under-eaves storage and also benefits from the addition of a wash basin housed on a vanity unit.

EXTERNAL

There is easy on-street parking outside the property.

LOCATION

The excellent village amenities of Ripponden are within walking distance and include a primary school, health centre, dentist, veterinary surgery, church, library, park and a selection of shops, restaurants and pubs.

The M62 is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester, there is a regular public bus service and there are mainline railway stations at nearby Sowerby Bridge and Littleborough.

SERVICES

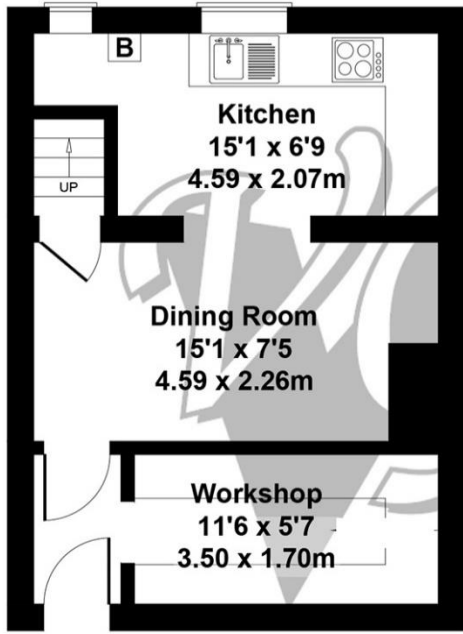
All mains services, gas central heating, boiler located in kitchen.

DIRECTIONS

From Ripponden take the A58 Rochdale Road. Proceed uphill for approximately 1/2 mile and the property can be found on the left hand side, identified by our For Sale board.



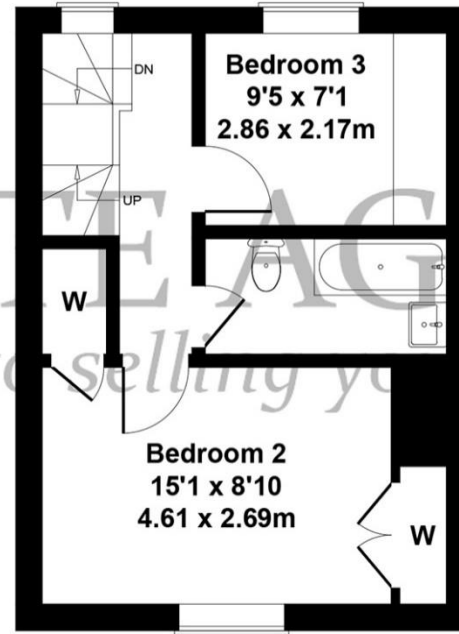
Approximate Gross Internal Area
1206 sq ft - 112 sq m



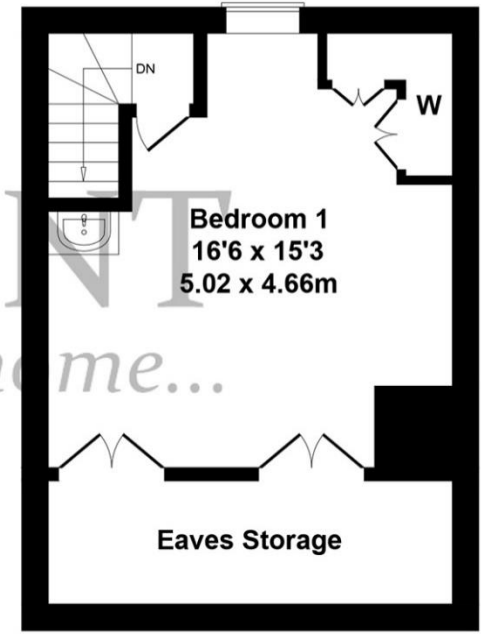
LOWER GROUND FLOOR



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.