











# 9 WHITE HART FOLD

RIPPONDEN | HX6 4JS

This beautifully presented end townhouse is located on an established and popular cul-de-sac, just a short walk from the centre of the village and enjoys fabulous, far-reaching views over the Ryburn Valley. The property has recently undergone a full programme of decoration and updating with new windows, kitchen, bathrooms and flooring, perfect to move into.

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

Externally the property benefits from off-road parking, an integral garage and gardens to three sides.

NO UPWARD CHAIN

## GROUND FLOOR

Entrance Hall  
Snug / Study / Playroom  
Cloakroom  
Garage

## SECOND FLOOR

Bedroom One  
En-suite Shower  
Bedroom Two  
Bedroom Three  
Family Bathroom

## FIRST FLOOR

Sitting Room  
Dining Kitchen

## COUNCIL TAX

D

## EPC RATING

D



### 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 ornate fireplace with stone 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 quartz worktops and breakfast bar incorporating an undermounted sink. Equipment includes a Neff oven with four ring induction hob and extractor over and a Neff combination microwave; integrated appliances include a dishwasher, fridge and freezer. French doors give direct access to the rear garden.

The three bedrooms are located on the second floor and include a spacious master bedroom with built-in wardrobe and en-suite shower. The bedrooms are complemented by a new four-piece bathroom housing a shower cubicle, free-standing bath, WC and wash basin housed in a vanity unit.

### EXTERNAL

To the front of the property are two block paved drives providing off-road parking in front of the integral single garage. There is a sloping lawn garden to the front and side of the property and a level lawn garden with small stone flagged patio to the rear.

### 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, there are mainline railway stations in nearby Sowerby Bridge and Littleborough with direct lines to Leeds and Manchester and there is 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

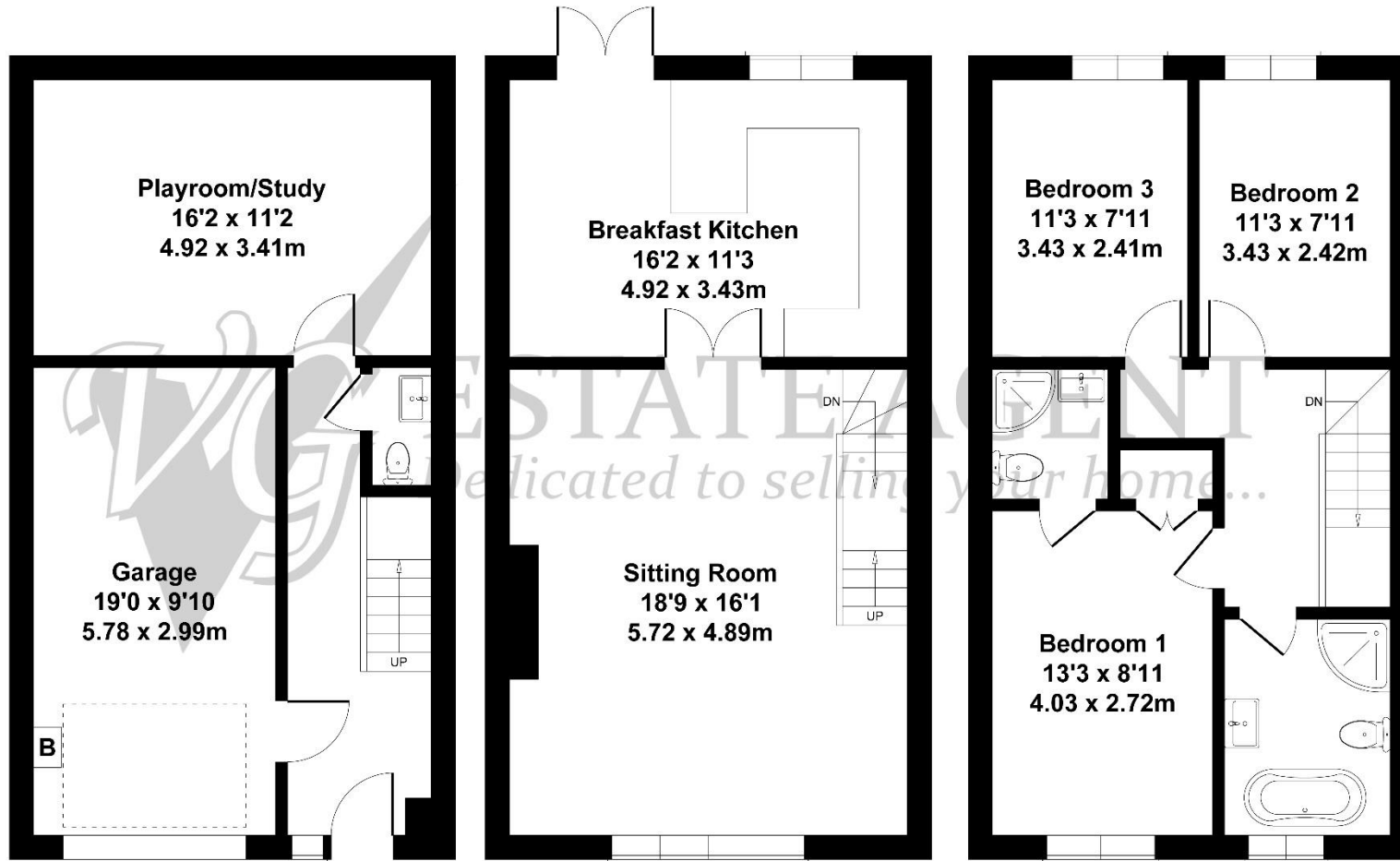
### DIRECTIONS

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 last one on the left hand side. For viewing purposes, park on Rochdale Road and walk round to the property.





Approximate Gross Internal Area  
1485 sq ft - 138 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**







119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: ripponden@houses.vg  
www.houses.vg

**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**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.