







1 GODLY FARM COTTAGES

GODLY LANE | RISHWORTH | HX6 4QR

A delightful semi-detached cottage enjoying a quiet semi-rural location, just minutes from the village church and school. The property offers deceptively spacious accommodation to create a comfortable family home, with the added benefit of an enclosed garden and off-road parking. There are character features throughout the cottage including exposed stonework and timber beams to the ceilings.

The accommodation is arranged over three floors and includes a sitting room, dining kitchen, three first floor bedrooms plus an attic bedroom/hobbies room and family bathroom.

GROUND FLOOR

Entrance Vestibule

Dining Kitchen

Sitting Room

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

SECOND FLOOR

Attic Hobbies Room / Bedroom 4

COUNCIL TAX

C

EPC RATING

C



INTERIOR

The property is accessed via the front door into an entrance vestibule with staircase rising to the first floor.

The spacious dining kitchen is fitted with a range of base and wall units with timber effect worksurfaces incorporating a stainless steel sink. There is a large range oven with five-ring gas hob inset into the chimney breast and space for a slot-in dishwasher and fridge-freezer. There is a useful understairs cupboard with plumbing for a washing machine and space for a dryer. Double doors open into the spacious dual aspect living room which has French doors opening directly into the garden and features an open fireplace housing an ornamental stove.

There are three bedrooms located on the first floor, with bedrooms 1 and 3 benefiting from built-in storage. The three-piece family bathroom houses a bath with shower over, WC and pedestal wash basin. There is a further attic bedroom located on the second floor which is currently utilised as a home office and additional sitting room and benefits from generous under-eaves storage.

EXTERNAL

There is gated off-road parking to the side of the property and an enclosed low-maintenance patio garden to the rear with direct access from the sitting room, a delightful suntrap. (Please note, a neighbour has access over the drive to their own property).

LOCATION

1 Godly Farm Cottage is located in a semi-rural location off a quiet lane, local amenities include a village primary school, private primary and secondary schools, two village pubs and a church. The more extensive amenities of Ripponden are only one mile away where there is a health centre, dentist surgery, veterinary practice and a variety of shops, restaurants and bars.

The property is conveniently located just 10 minutes' drive from the M62 (J22) providing excellent commuter links to Leeds, Manchester and beyond. There is a regular bus service close by and mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

Mains gas, electricity and drainage. Spring water supply. Gas central heating, boiler located in kitchen.

TENURE

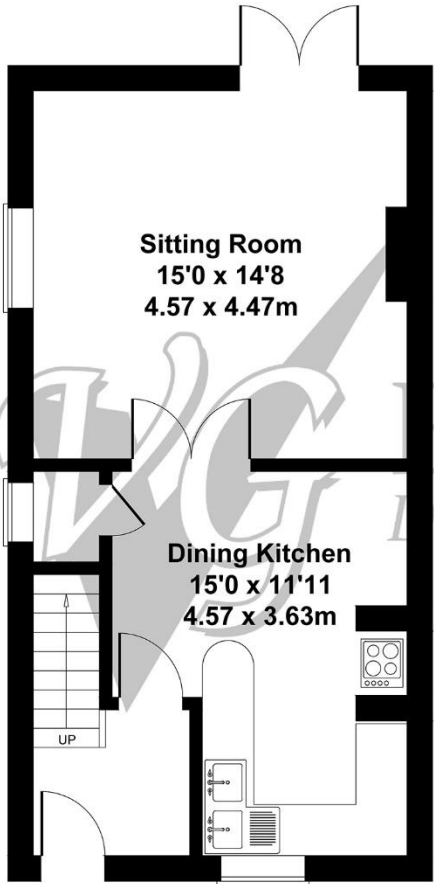
Freehold.

DIRECTIONS

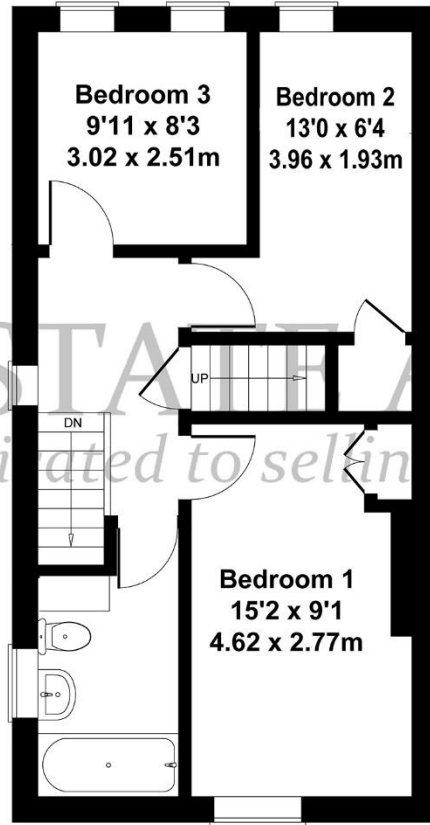
From Ripponden take the A672 Oldham Road towards Rishworth, passing Rishworth School on the right. Continue ahead, and after passing Heathfield School on the left, turn right at the bend into Godly Lane. Follow the road ahead and take the left turning before St Johns Church. The property can be found ahead on the left hand side.



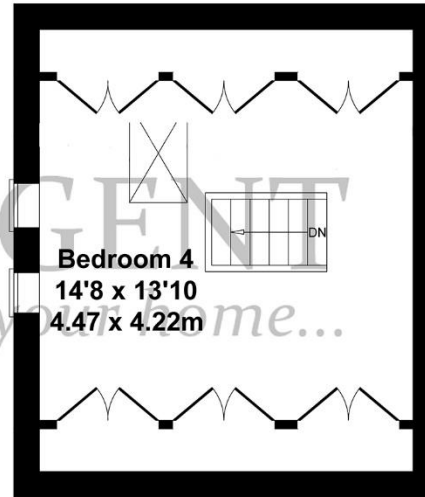
Approximate Gross Internal Area
1013 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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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.