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40 LOWER MILL BANK ROAD

MILL BANK | HX6 3ED

Exuding warmth, style and character, this semi-detached, Grade II Listed cottage is located in an enviable position in the heart of the conservation village of Mill Bank and enjoys uninterrupted views from the delightful, south-facing garden.

The property has been updated throughout by the vendors and includes a dual aspect living room, new breakfast kitchen with direct access to the garden and adjacent utility room, three double bedrooms, four-piece bathroom and en-suite shower.

To the rear the well-maintained garden abuts open fields, taking full advantage of the idyllic setting and there is off-road parking to the side on the cobbled driveway.

The property benefits from NO UPWARD CHAIN

UPPER GROUND FLOOR

Entrance Hall
Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
House Bathroom

LOWER GROUND FLOOR

Breakfast Kitchen
Sitting Room
Utility Room

COUNCIL TAX

D

EPC RATING

N/A



INTERNAL

Character features throughout including stone mullion windows, vaulted ceilings with exposed beams and exposed stonework as well as new flooring and oak doors throughout.

On the lower ground floor the property is entered into the fabulous breakfast kitchen via a bespoke stable door. The kitchen houses newly installed, hand painted units with quartz work surfaces and central island which incorporates a breakfast bar and houses the induction hob. There is a twin ceramic Butler sink and integrated appliances includes two eye-level ovens and a dishwasher, with space for an American-style fridge-freezer. There is a spacious utility room adjacent to the kitchen with painted cupboards and pantry-style shelving.

The generously proportioned dual aspect sitting room overlooks the rear garden and features an open stone fireplace housing a multi-fuel stove as well as new oak flooring.

The property also has an entrance to the upper floor into the entrance hall which provides access to the bedrooms, bathroom and a staircase leading down to the lower floor.

Bedrooms 1 and 2 are very spacious double bedrooms, both enjoying superb far-reaching views with bedroom 1 benefiting from a recently added three-piece en-suite shower room. Bedroom 3 is a smaller double, currently utilised as a dressing room. The bedrooms are complemented by a new four-piece family bathroom comprising free-standing bath, walk-in shower with dual shower heads, pedestal wash basin and a WC.

EXTERNAL

To the rear of the property is a large mature south-facing garden, abutting open fields and enjoying superb far-reaching countryside views. The garden is predominantly laid to lawn with mature shrubs and flowers. There is off-road parking to the side of the property on a cobbled driveway.

LOCATION

Mill Bank is an award-winning conservation village surrounded by some of the most beautiful countryside in the area with the choice of many footpaths through woodland onto open moorland. There is a pub/restaurant and outstanding school in the village, and more extensive amenities at nearby Ripponden and Sowerby Bridge.

The village has a bus service, and there is a mainline railway station for Leeds/Manchester in Sowerby Bridge. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network east and west.

SERVICES

All mains services. Gas central heating with boiler located in utility room.

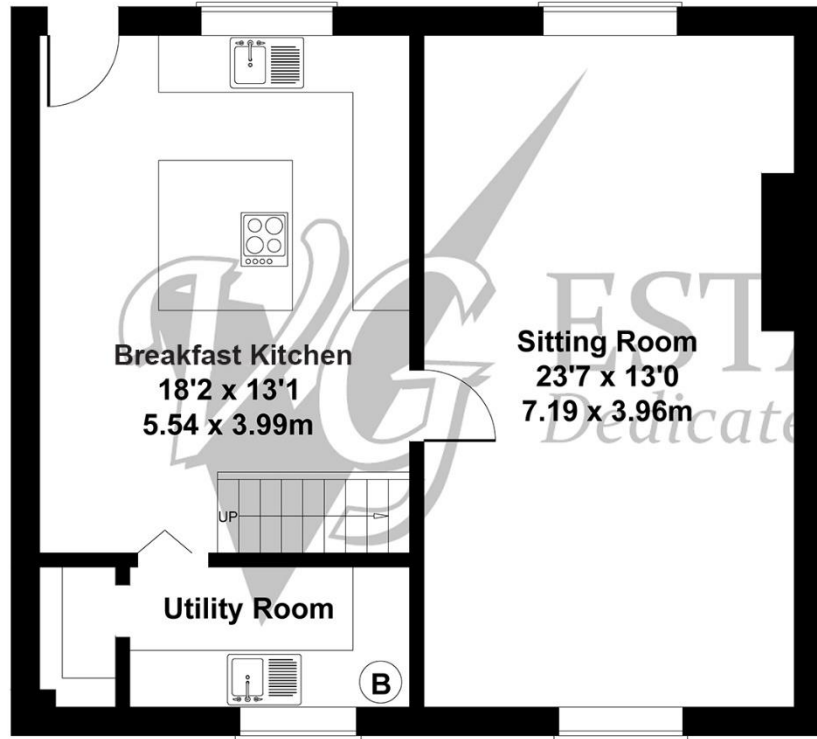
TENURE Freehold.

DIRECTIONS

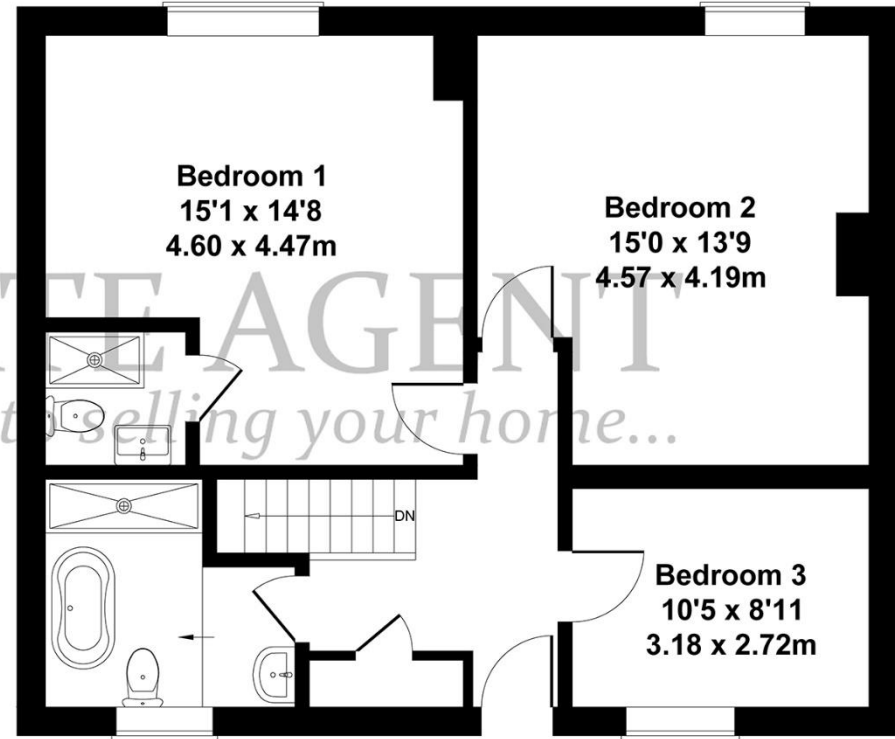
From the centre of Ripponden follow the A58. After passing Kebroyd Lane take the second right hand turning up Stubbing Lane (directly opposite the turning into Thorpe Mill Court/Claude Hellowell's). Turn left onto Dean Lane and then join Mill Bank Road at the next junction, then bear left into Lower Mill Bank Road. For viewings, if driving, park in the spaces at the top of the lane and walk the short distance to the property which is located on the left, indicated by our sale board.



Approximate Gross Internal Area
1356 sq ft - 126 sq m



LOWER GROUND FLOOR



UPPER GROUND FLOOR





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

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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.