







14 OLD BANK

RIPPONDEN | HX6 4DG

Located in the heart of the conservation area of Ripponden this delightful semi-detached cottage stands in an elevated position and enjoys delightful views across the village.

The accommodation brims with character and is arranged over three floors to include two reception rooms, dining kitchen plus cellar utility, two double bedrooms, smart shower room and second floor study / hobbies room.

There is a charming cottage garden with a combination of paved and gravel patios and ornamental rockeries, plus a garage with electric door.



GROUND FLOOR

Sitting Room
Dining Kitchen
Conservatory

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1
Bedroom 2
Shower Room

SECOND FLOOR

Study / Hobbies Room

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is entered into the conservatory that enjoys expansive views over the village and beyond.

The delightful sitting room features a stone fireplace housing a multi-fuel stove, window with fantastic views and window seat, exposed timber beams and staircase with glass balustrade to first floor.

The dining kitchen is fitted with hand painted timber units with tiled worktops and equipped with a Belfast sink, a range cooker with extractor canopy above and plumbing for a washer. The cellar is accessed from the kitchen and has worktops with space for a dryer, fridge and freezer. The central heating boiler is housed in the cellar.

There are two double bedrooms located on the first floor, bedroom 1 is a particularly spacious double with mullion windows and window seat enjoying delightful village views. Completing the first floor accommodation is a newly fitted shower room housing a large shower cubicle, WC, wash basin mounted on a vanity unit and useful storage.

The second-floor study / hobbies room is accessed from Bedroom 1 and benefits from fitted wardrobes, cupboards and generous desk space.

EXTERNAL

The property enjoys an elevated setting and is accessed from Old Bank via stone steps. To the side of the property is a sheltered stone flagged and pea-gravel patio. Steps lead up to the rear well-tended mature garden comprising terraced rockeries, stone flagged and pea gravel patios, new shed and log store. The garden is bounded by dry stone walls complemented by new timber fencing and wrought iron gates. The single garage has tanked walls, electric door, power and light and there is parking opposite the house.

LOCATION

The property is located just a short walk away from the heart of Ripponden close to all the local amenities, which include a church, village school, health centre, vets, dental practice and a selection of shops, pubs, and restaurants. The M62 is only 10 minutes' drive away, providing excellent commuter links and there are mainline railway stations with direct lines to Manchester and Leeds in Sowerby Bridge and Littleborough, plus a regular bus service.

SERVICES

All mains services. Gas central heating with boiler located in cellar.

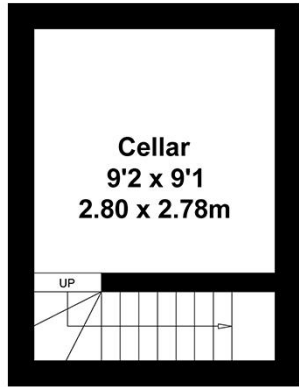
TENURE Freehold.

DIRECTIONS

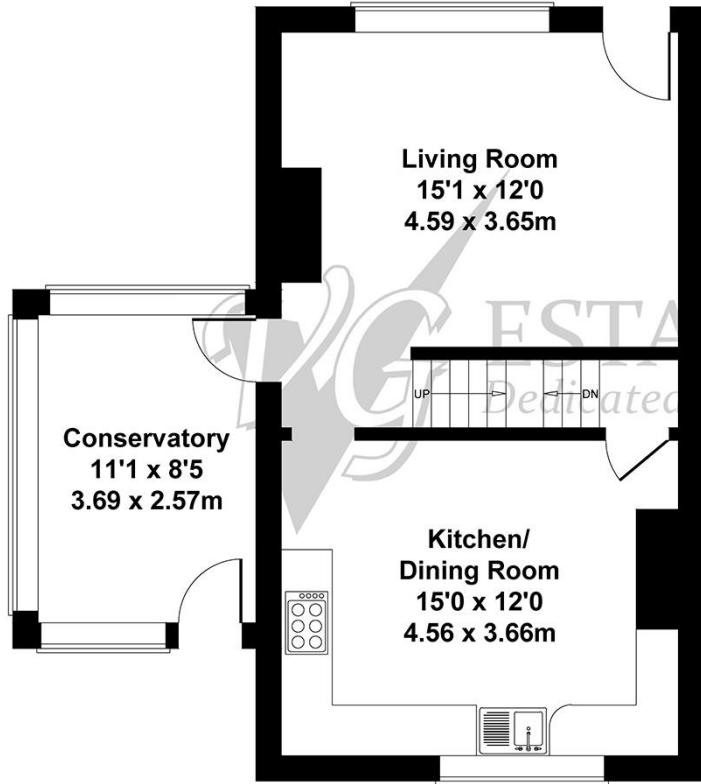
From the traffic lights in the centre of Ripponden proceed up Elland Road and turn left into Bridge End, bearing right in front of St Bartholomew's Church into Old Bank and continue uphill passing the entrance to Dickin Court on the right. 14 Old Bank is just past the first left hand bend and is accessed via steps next to the garage.



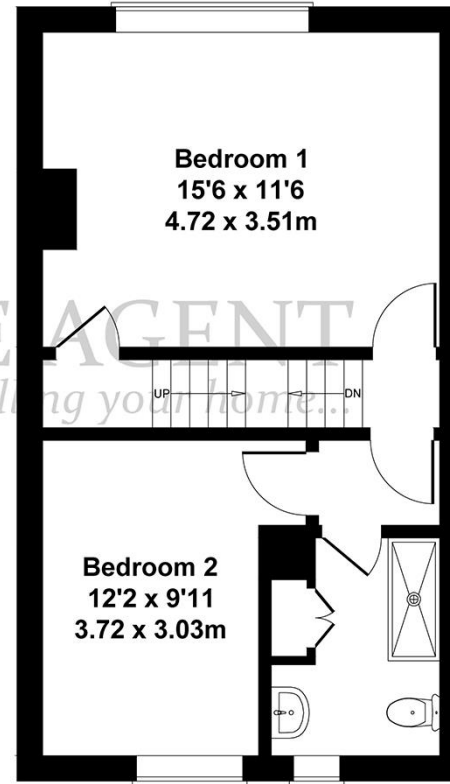
Approximate Gross Internal Area
1249 sq ft - 116 sq m



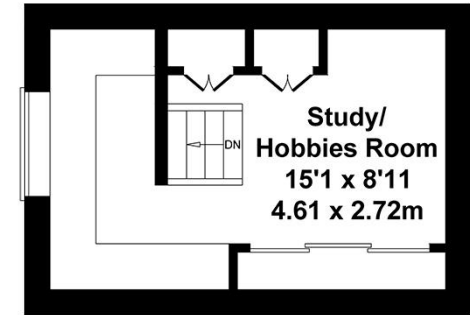
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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