







33 BRIG ROYD

RIPPONDEN | HX6 4AN

Enjoying an elevated position affording far-reaching views and located just a short walk from the centre of Ripponden village, this end-terraced home offers deceptively spacious accommodation.

The property is in need of some modernisation and decoration but benefits from a sitting room with gas fire, a fitted dining kitchen, two double bedrooms, and a three-piece shower room.

Outside is a fully enclosed garden to the front with lawn and mature borders, to the rear steps lead up to a gently sloping garden that abuts open fields and comprises flower beds and a stone flagged patio.

NO UPWARD CHAIN



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Shower Room

COUNCIL TAX EPC RATING

A

F

INTERNAL

The property is accessed into a bright hallway with staircase rising to first floor.

The well-proportioned sitting room enjoys far-reaching views and features a stone fire surround housing a gas fire.

The dining kitchen is equipped with a single bowl sink, slot-in electric oven, space for a fridge-freezer and plumbing for a washing machine. An external door gives access to the garden and an adjoining stone-built store that would lend itself to being a utility room.

To the first floor there are two spacious double bedrooms, both having built-in wardrobes. The accommodation is completed with a three-piece shower room with shower cubicle, WC and pedestal wash basin.

EXTERNAL

Externally there is a fully enclosed front garden with patio, lawn and mature borders. The rear garden is accessed via a flight of steps from the patio which lead to a well-planned low-maintenance garden with flower and vegetable beds and an elevated stone-flagged patio, bordered by a dry stone wall adjacent to open fields. There is easy on-street parking nearby.

LOCATION

Brig Royd is within easy walking distance of the excellent amenities in Ripponden which include a village school, library, health centre, dentist, veterinary surgery and a selection of shops, pubs and restaurants. For families there are two recreation grounds within a 10 minute walk of the property.

There is a regular bus service and a mainline railway station for Leeds/Manchester at Sowerby Bridge. The M62 motorway, junctions 22 and 24, are both within 15 minutes' drive allowing speedy access to the motorway network east and west.

SERVICES

All mains services. Gas central heating and UPVC double glazing.

TENURE Freehold.

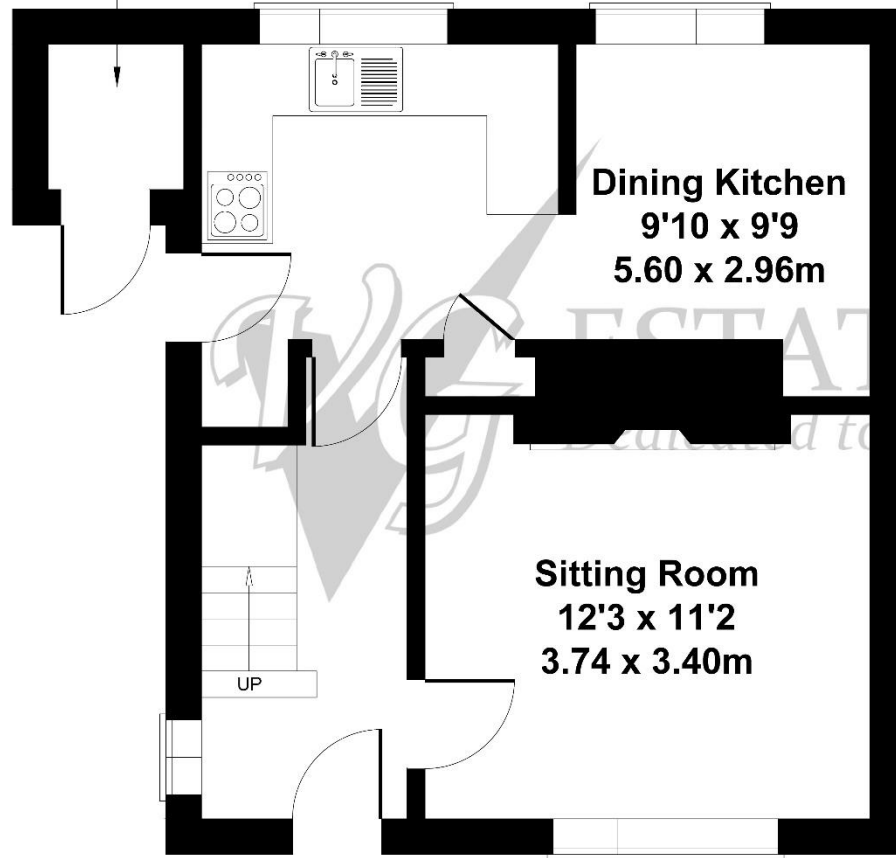
DIRECTIONS

Brig Royd is located at the far end of the bus lay-by in the centre of the village, turn left into Brig Royd and then second right and the property is located just after the turning area on the left hand side identified by our sale board.

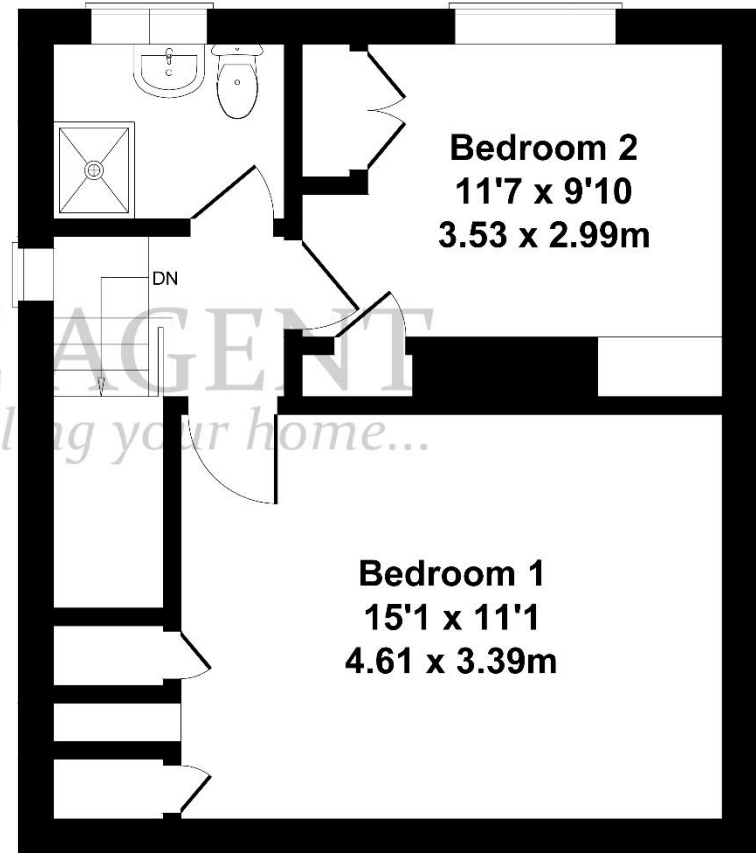


Approximate Gross Internal Area
807 sq ft - 75 sq m

4'0 x 3'9
1.22 x 1.14m



GROUND FLOOR



FIRST 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.