











# 8 REGAL CLOSE

RISHWORTH | HX6 4RP

Located on a quiet cul-de-sac off Rishworth New Road, in the centre of Rishworth village, this detached house offers well-presented accommodation, just a short walk from the village school and church.

Accommodation is arranged over two floors and includes a dual aspect sitting room, spacious dining kitchen, conservatory, utility room, four bedrooms, newly appointed shower room and cloakroom with a shower.

The property stands in a good sized plot with gardens to the front and rear, off road parking on the tarmac drive with access to the attached garage.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Kitchen  
Conservatory  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Shower Room

COUNCIL TAX

D

EPC RATING

D

### INTERNAL

The living accommodation is accessed from a central hallway with staircase rising to the first floor and a handy downstairs shower room housing a shower cubicle, WC and wash hand basin.

There is a well-proportioned dual aspect sitting room is a good size with feature fireplace housing a real-flame effect gas fire.

The dining kitchen leads through to the conservatory which has direct access to the rear garden. The fitted kitchen houses sleek gloss units with timber effect work surfaces; equipment includes a double oven, two warming drawer, four ring gas hob and filter canopy above. Integrated appliances include a microwave, dishwasher and fridge freezer.

Adjacent to the conservatory is a newly appointed utility room which houses a range of cupboards, circular sink, plumbing for a washer and space for a dryer.

The four bedrooms are all located on the first floor. The bedrooms are complemented by a recently installed shower room with double shower, WC and wash basin mounted in a vanity unit.

### EXTERNAL

The front garden is laid to lawn with mature shrubs and trees. To the rear of the property is a large garden with lawn and large paved patio. There is a tarmac driveway providing parking and leading to the attached single garage.

### LOCATION

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

All mains services. Gas central heating. UPVC double glazing. The boiler is located in the shower room.

**TENURE** Freehold

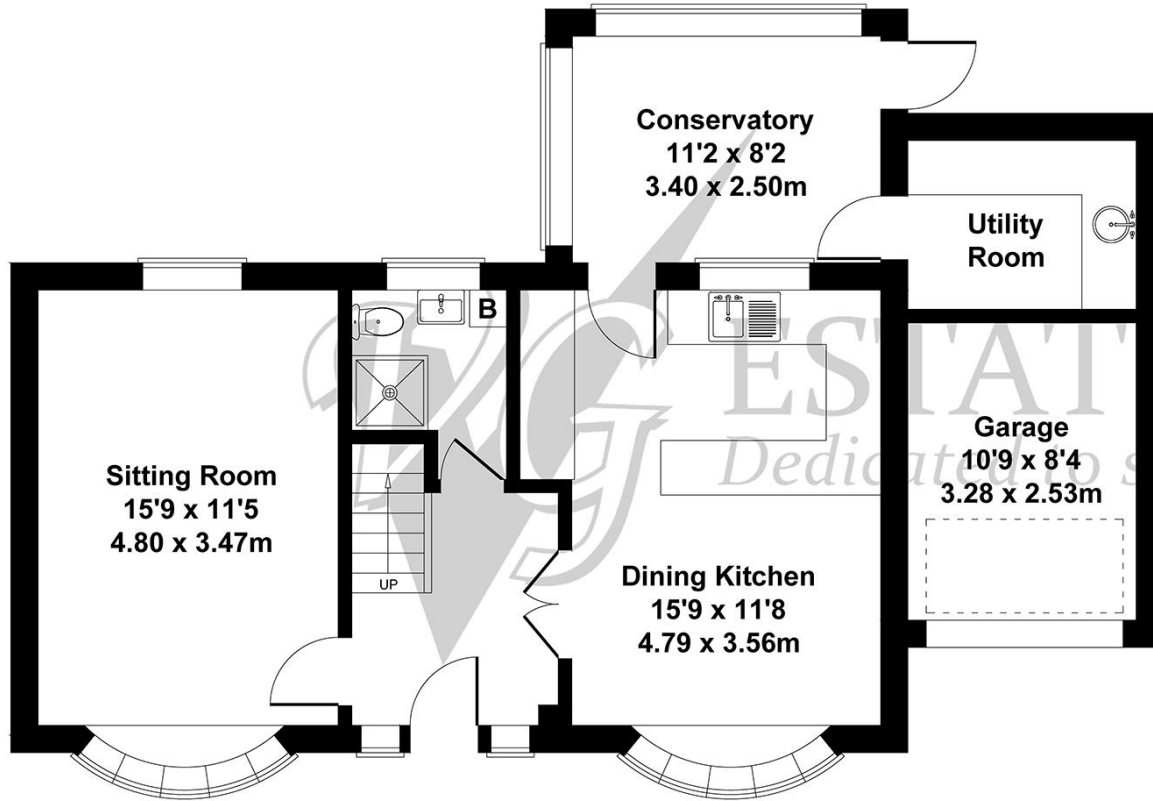
### DIRECTIONS

From Ripponden traffic lights take the Oldham Road out of the village, continue into Rishworth passing Rishworth School and after passing The Malt House turn right into Rishworth New Road, continue uphill. Turn left into Regal Drive, follow the road around to the right into Regal Close. No.8 can be found at the end on the right hand side identified by our sale board.

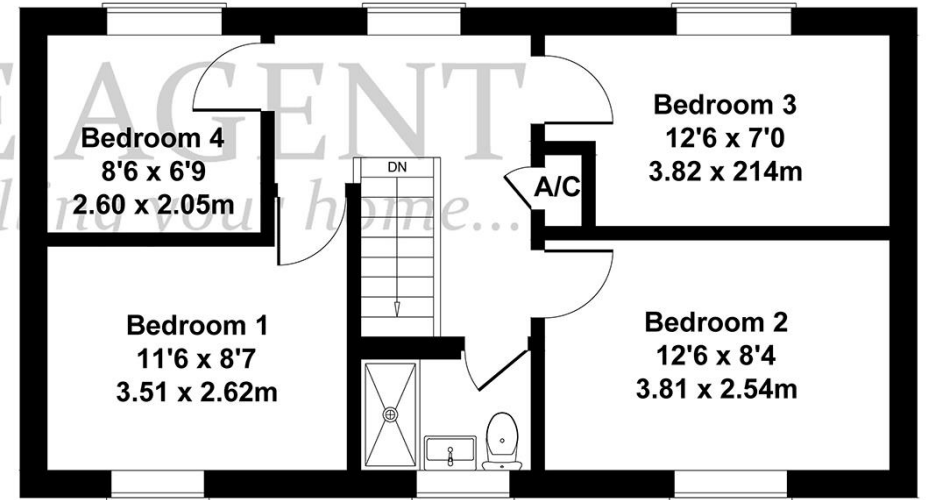




Approximate Gross Internal Area  
1238 sq ft - 115 sq m



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.