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THISTLEDOWN

RIPPONDEN OLD LANE | RIPPONDEN | HX6 4PA

Occupying a sought after position on the hillside above Ripponden, this detached bungalow stands on a good sized plot enjoying superb panoramic views across the surrounding countryside and Ryburn Valley beyond.

The spacious three bedroom accommodation includes a large garage / workshop which could be developed into further living accommodation, and a lower ground floor garden room with external access, an ideal home office or space to run a small business.

Although the property requires a certain amount of updating, it benefits from UPVC double glazing and gas central heating.

Outside there are gardens to two sides, including a large paved area. There are two gated driveways providing off road parking.

No upward chain.

GROUND FLOOR

- Entrance Hall
- Living Room
- Dining Kitchen
- Bedroom 1
- En-Suite Shower Room
- Bedroom 2
- Bedroom 3
- Bathroom
- Garage / Workshop

LOWER GROUND FLOOR

- Garden Room / Office
- Store Room

COUNCIL TAX

E

EPC RATING

D

INTERNAL

The property is entered into the entrance hall.

The large living room features dual aspect windows with panoramic views over the Ryburn Valley and beyond, a fireplace with gas fire, dado rail, ceiling rose and coving.

The fitted kitchen houses a range of units and is equipped with an electric oven, four-ring gas hob with extractor hood over, dishwasher and integrated microwave.

There are three good-sized bedrooms, all with fitted wardrobes. Bedroom 1 benefits from a three-piece en-suite shower room. There is a three-piece bathroom comprising bath with shower over, pedestal wash basin and WC.

The ground floor is completed by a large garage / workshop space with roller door, which could be easily converted into further living accommodation.

On the lower ground floor is a spacious garden room, with patio doors opening out to the garden and an external entrance door making it an ideal home office. There is an adjacent store room which houses the boiler.

There is storage in the loft, accessed by loft ladder.

EXTERNAL

Gates give access to two driveways which provides parking for several vehicles and leads to the integral garage. The front garden is laid to lawn with mature borders and a personal gate and pathway giving access to the front door of the bungalow. At the rear of the property is a good-sized patio garden abutting open fields and affording superb panoramic views.

LOCATION

Thistledown is located just a short, uphill, stroll from the centre of Ripponden and the excellent local amenities which include a village school, veterinary surgery, dental surgery, health centre and a selection of popular shops, pubs and restaurants.

The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with boiler located in the lower ground floor store room.

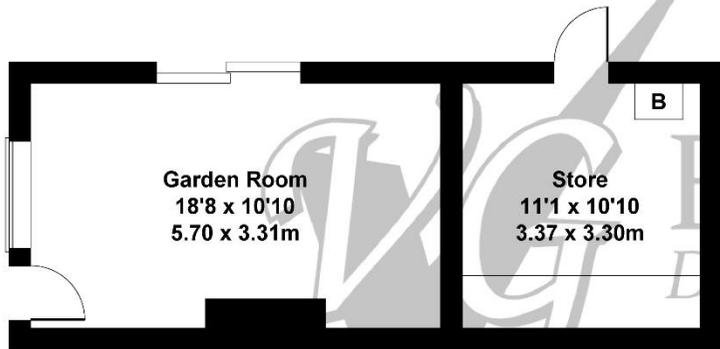
TENURE Freehold.

DIRECTIONS

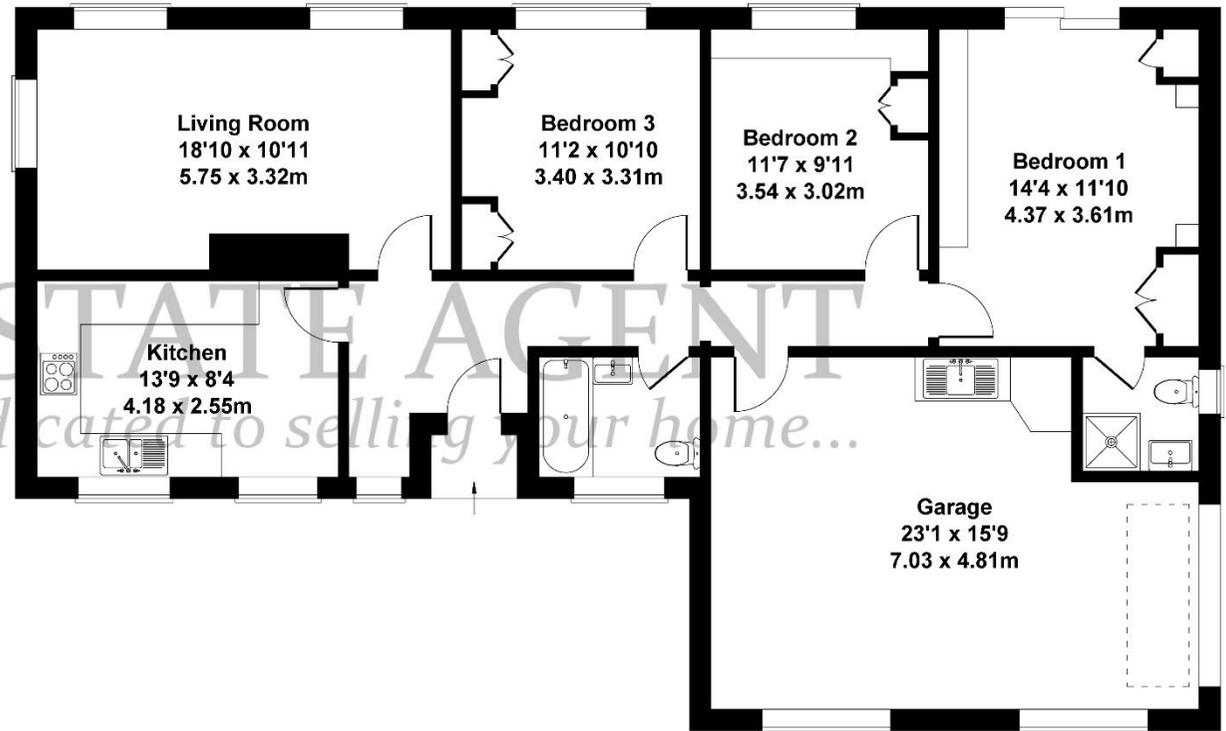
From Ripponden traffic lights take the A58 towards Halifax and turn immediately left up Royd Lane, continue to the top and turn left at the T junction opposite the Beehive Inn on to Cross Wells Road, after a short distance pass a farm on the right and stone cottages on the left, turn immediately left at the crossroads just after the stone cottages into Ripponden Old Lane, continue downhill and Thistledown is on the right hand side, indicated by our For Sale board.



Approximate Gross Internal Area
1624 sq ft - 151 sq m



LOWER GROUND FLOOR



GROUND 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.