











# 4 HIGHFIELD TERRACE

RIPPONDEN | HX6 4AF

Located just a short walk from the amenities of Ripponden this attractive, mid-terrace home provides spacious accommodation and enjoys lovely woodland views.

This immaculately presented home has accommodation arranged over two floors to include a sitting room, spacious dining kitchen, two double bedrooms and bathroom.

Outside is a large garden with sundeck and patio to the front of the property and off-road parking to the rear.



## GROUND FLOOR

Entrance Hall  
Entrance Lobby  
Dining Kitchen  
Sitting Room

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Family Bathroom

## COUNCIL TAX

B

## EPC RATING

D

### INTERNAL NOTES

This immaculately presented property is accessed from the rear into a spacious entrance lobby which opens directly into the dining kitchen.

The dining kitchen is fitted with a range of units with timber worktops with single bowl sink. Equipment includes an electric oven with four-ring halogen hob and extractor canopy over and integrated dishwasher, there is space for a fridge-freezer, plumbing for a washing machine and a useful understairs storage cupboard.

The delightful sitting room has a window overlooking the garden and ornate marble effect fireplace housing a real flame effect gas fire.

There are two double bedrooms located on the first floor with Bedroom 1 benefitting from built-in storage with sliding mirrored doors. The bedrooms are complemented by a three-piece bathroom comprising bath with shower over and glass screen, WC and pedestal wash basin.

### EXTERNAL

To the front of the property is a large garden with a lawn, raised sundeck and stone-flagged patio as well as a useful timber shed. To the rear of the property, accessed from the rear entrance via a flight of steps, is the off-road parking space.

### LOCATION

Highfield Terrace 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. 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. Double glazing. Boiler in Bedroom 2.

### TENURE

Freehold.

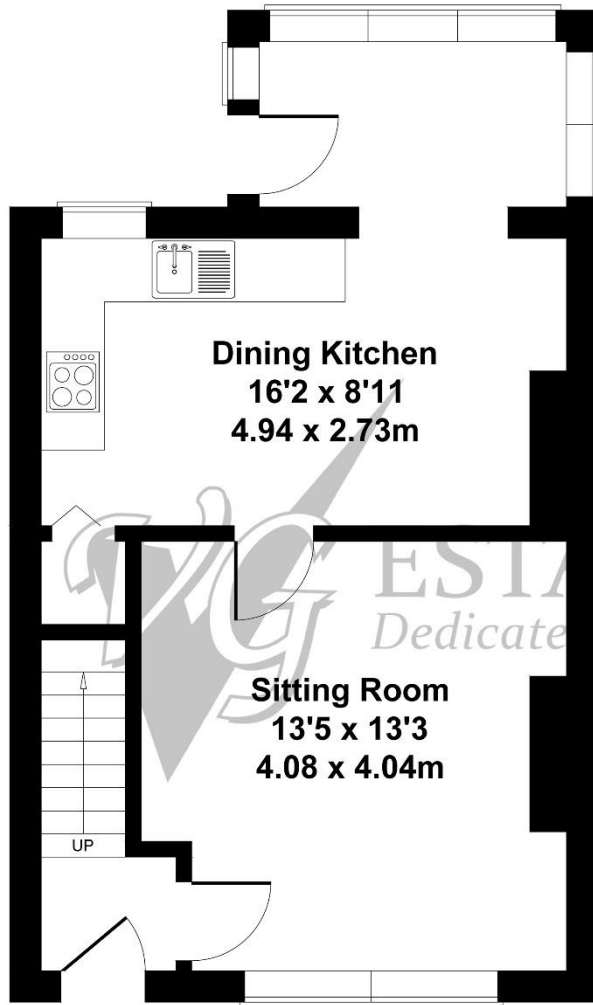
### DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and opposite the playing fields turn left into Kenworthy Lane. Turn left into Highfield Terrace and the property can be found on the left hand side.

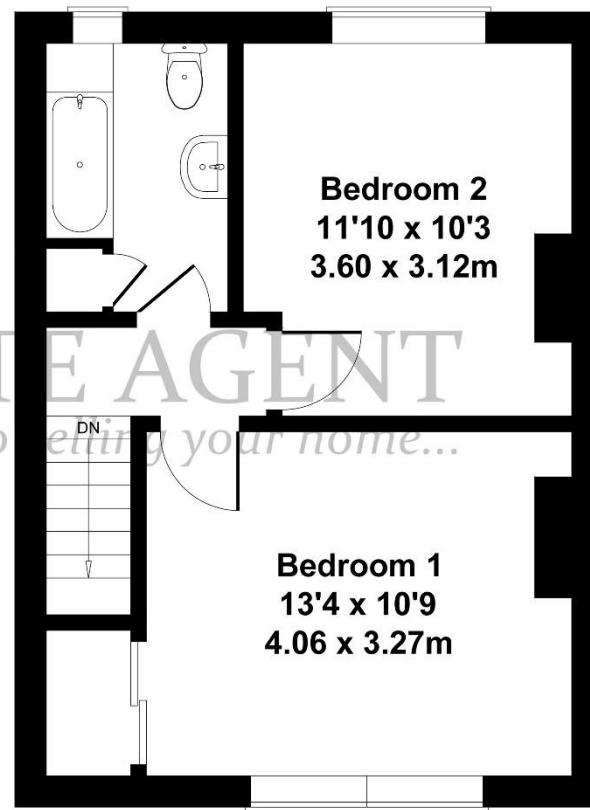




Approximate Gross Internal Area  
818 sq ft - 76 sq m



GROUND FLOOR



FIRST FLOOR







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