







# 51 BRIG ROYD

RIPPONDEN | HX6 4AN

This spacious three-bedroom mid-terrace home sits in the heart of Ripponden, offering tranquil views over surrounding woodland to the front and fields at the rear.

With accommodation spread across three floors, the property features a generous living room, a well-appointed dining kitchen, and convenient utility room. The first floor boasts three bedrooms alongside a modern family bathroom, while a versatile second floor attic room offers a versatile space which can be utilised for office space, a playroom or occasional bedroom.

Outside, the property benefits from parking for two vehicles at the front and a tiered rear garden, combining paving and low-maintenance artificial lawn—ideal for year-round enjoyment.



## GROUND FLOOR

Entrance Hall  
Living Room  
Dining Kitchen  
Utility Room

## SECOND FLOOR

Loft Bedroom

## COUNCIL TAX

B

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

## EPC RATING

TBC

### INTERNAL

This well-presented home has been thoughtfully updated by the current owner to offer spacious and versatile family accommodation.

Accessed via the entrance hall, the generous living room and is filled with natural light from a large window overlooking the front garden and views across the valley. To the rear, the dining kitchen is fitted with a range of contemporary units, incorporating an integrated appliances including electric hob and oven along with dishwasher. A useful utility room is located off the kitchen, housing the gas boiler and providing plumbing for a washing machine.

The first floor comprises two double bedrooms and a third single bedroom, along with a stylish house bathroom complete with a shower over the bath. From the landing, stairs rise to a flexible loft room, currently used as an additional office space by the present owners and benefiting from plenty of storage and bathed in light courtesy of three Velux skylights.

### EXTERNAL

Externally, the property enjoys off street parking for two vehicles to the front. A tiered rear garden provides a mixture of paving and artificial lawns and countryside views.

This well presented family home combines practical features and flexibility, creating an inviting and comfortable living environment in a highly sought-after location close to the heart of Ripponden.

### 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 with boiler in the utility room and double glazing.

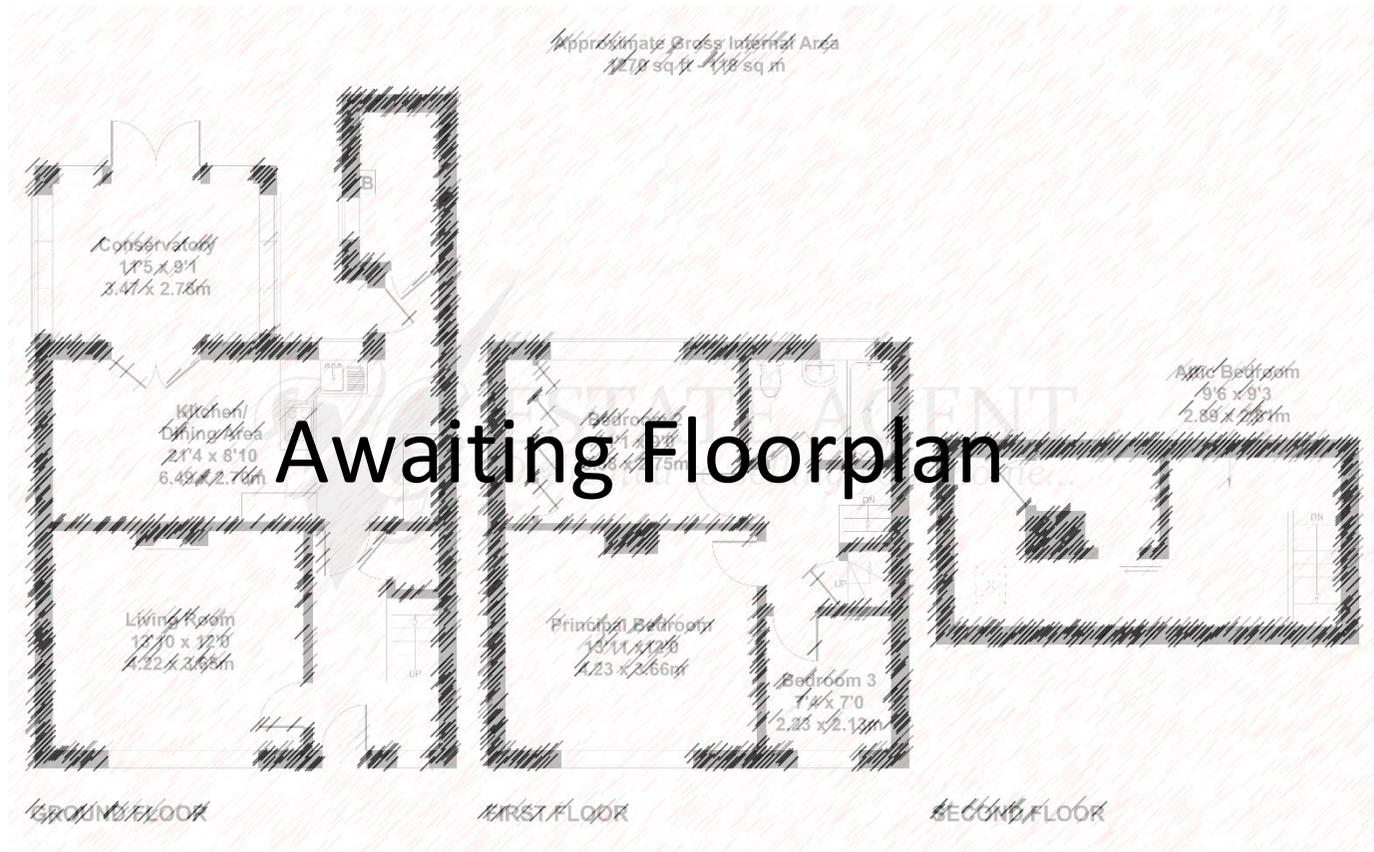
### TENURE

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 after the turning area on the left hand side.





# Awaiting Floorplan





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