





# 3 CHESTNUT COURT

RIPPONDEN | HX6 4BG

Conveniently located in the centre of Ripponden, this one-bedroom apartment enjoys views over the village and easy access to the extensive local amenities and transport links.

The accommodation is well-presented throughout and includes a living room, fitted kitchen, spacious double bedroom and a three-piece bathroom.

There is easy parking in the public carpark to the rear of the building.

**NO UPWARD CHAIN**



## ACCOMMODATION

Entrance Hall  
Living Room  
Kitchen  
Bedroom  
Bathroom

## COUNCIL TAX

A

## EPC RATING

D

The property is located on the first floor of Chestnut Court (when accessed from the rear of the building this is level access). The front of the property enjoys a southerly aspect with views over the village.

#### INTERNAL

There is an entrance hall with a window to the rear elevation.

The living room enjoys views over the village with room for both sitting and dining areas.

Adjacent to the living room is the recently fitted kitchen housing base and wall units, with space for a slot-in cooker, space for a fridge freezer and plumbing for a washing machine.

The double bedroom has built-in clothes hanging to one wall.

The three-piece bathroom comprises bath with Triton electric shower over, pedestal hand wash basin and WC.

#### EXTERNAL

There is easy parking in the village car park at the rear of the property.

#### LOCATION

The property is in the heart of Ripponden, close to all local amenities, which include a health centre with pharmacy, dental practice, library and a selection of pubs, restaurants and shops.

There is a regular bus service within a few minutes' walk of the property. The M62 is within 3 miles, allowing speedy access to the motorway network, Leeds and Manchester. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

#### SERVICES

Mains electric, water and drainage. Electric heating. UPVC double glazing.

#### TENURE & FEES

Leasehold with management fees of £40 per month. Each apartment is a shareholder in the management company which owns the freehold.

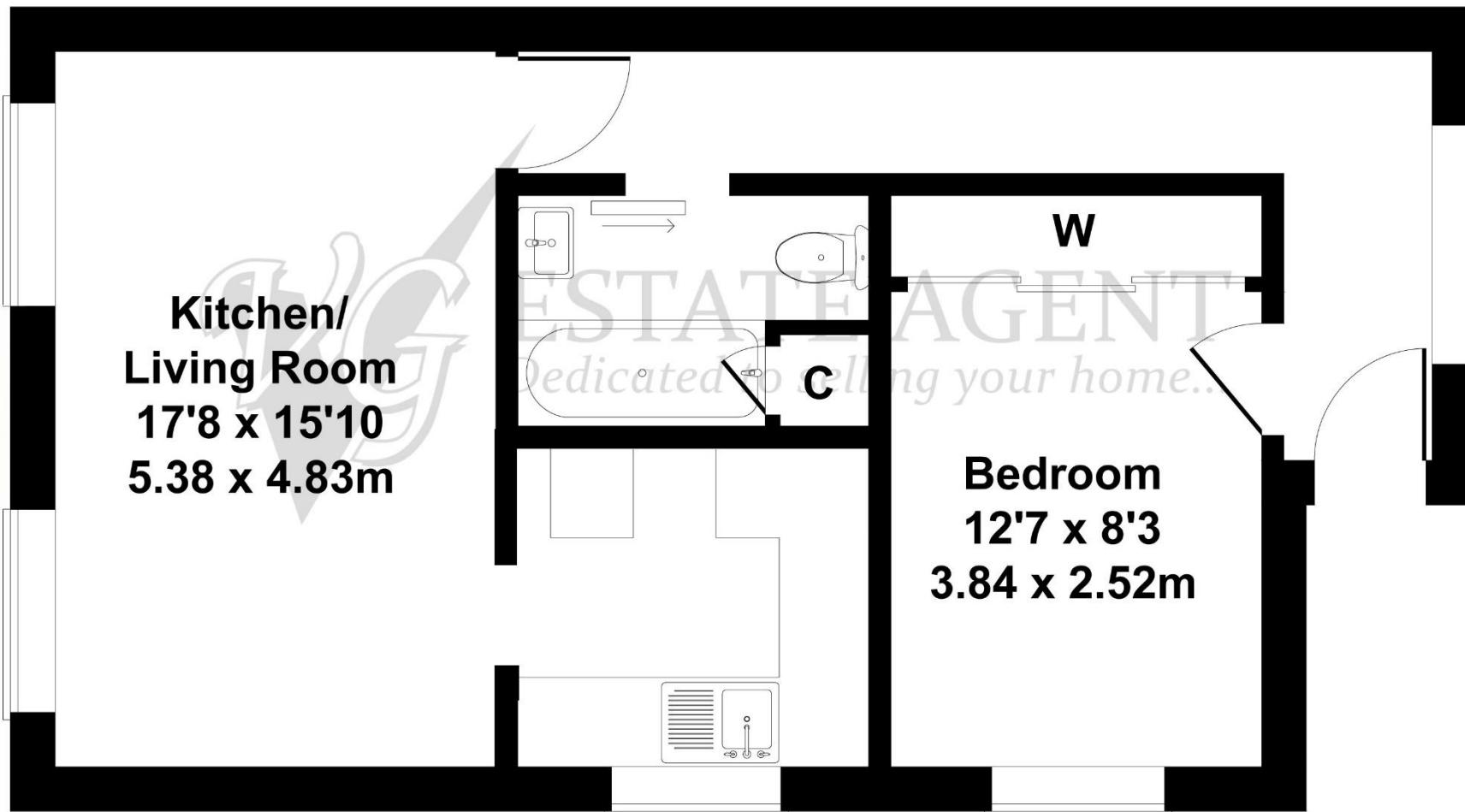
#### DIRECTIONS

From Ripponden village, Chestnut Court is located opposite the turning for Elland Road, between Victoria Hall and The Lion public house.



# Approximate Gross Internal Area

## 452 sq ft - 42 sq m



#### IMPORTANT NOTICE

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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.