







356 OLDHAM ROAD

RISHWORTH | HX6 4QU

Part of this charming stone-built end terrace house was once a Wesleyan Chapel and some of the original features have been sympathetically incorporated into this immaculately presented property.

The accommodation is arranged over two floors and provides two spacious reception rooms, a large dining kitchen with utility room and storeroom, three double bedrooms, family bathroom and ground floor wet room.

To the rear of the property is a sheltered patio and delightful seating area affording far-reaching views. There is an attached garage/workshop offering great potential for a home office or studio and gated parking area, currently utilised as a courtyard garden.

The vendors have had plans drawn up for a roof terrace above the workshop and for a large kitchen/living room with bifold doors in the workshop to allow for the current kitchen diner to be converted to an en-suite double bedroom. These drawings are available to see when viewing the property.

GROUND FLOOR

Entrance Vestibule
Sitting Room
Dining Kitchen
Utility Room
Pantry
Dining Room / Bedroom
Wet Room
Garage

FIRST FLOOR

Mezzanine Snug / Bedroom
First Floor Landing
Bedroom 1
Bedroom 2
Family Bathroom
Sun Porch

COUNCIL TAX BAND

C

EPC RATING

D

INTERNAL

The property is accessed via an entrance vestibule with staircase rising to the first floor.

The spacious dining kitchen houses bespoke timber units from Ryburn Valley Furniture with Corian worktops incorporating a double sink. Equipment includes a large range with extractor canopy over, integrated dishwasher, fridge and freezer. The dining area features an open fire with decorative surround and the original timber fronted cupboards are built into the alcove. Leading off the kitchen is a large utility room with plumbing for a washing machine and space for a dryer with door leading into a storeroom. There is a dining room which is currently utilised as a bedroom with door through to the stunning sitting room which features arched windows, a multi-fuel stove and timber staircase rising to the mezzanine snug. There is access from the sitting room into the storeroom/utility as well as the large garage/workshop which benefits from power, light and a sink. Completing the ground floor accommodation is a wet room with shower, WC and wash basin housed in a vanity unit.

There are two double bedrooms located on the first floor both featuring ornate fireplaces and bedroom 2 benefiting from fitted wardrobes. The mezzanine room is currently utilised as a snug but would lend itself to being an occasional bedroom or home office. The family bathroom houses a three-piece suite comprising p-shaped bath with shower over, low-flush WC and wash basin inset into a fitted unit incorporating drawers, low-level cupboards and floor to ceiling airing cupboard. The rear external door leads from the first floor landing to the sun-porch and moorland garden and patio areas.

EXTERNAL

To the rear of the property is a sheltered patio accessed from the sun porch and a further seating area from where open views can be enjoyed and steps lead up to the terraced moorland garden planted with alpine shrubs. There is easy on street parking in front of the property as well as a gated parking space to the side, which is currently used as a sheltered courtyard garden.

LOCATION

The property is located on the outskirts of Rishworth, within walking distance of the excellent Booth Wood Inn. Ripponden is just a five minute drive with amenities which include a health centre, dental practice, vets and a variety of shops, pubs, cafes and restaurants.

The M62 (J22) is just a five-minute drive allowing speedy access for commuters to the motorway network, Manchester and Leeds and there are mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating, boiler located on the landing. Solar panels on the roof providing electricity and generating an income of around £1000 pa.

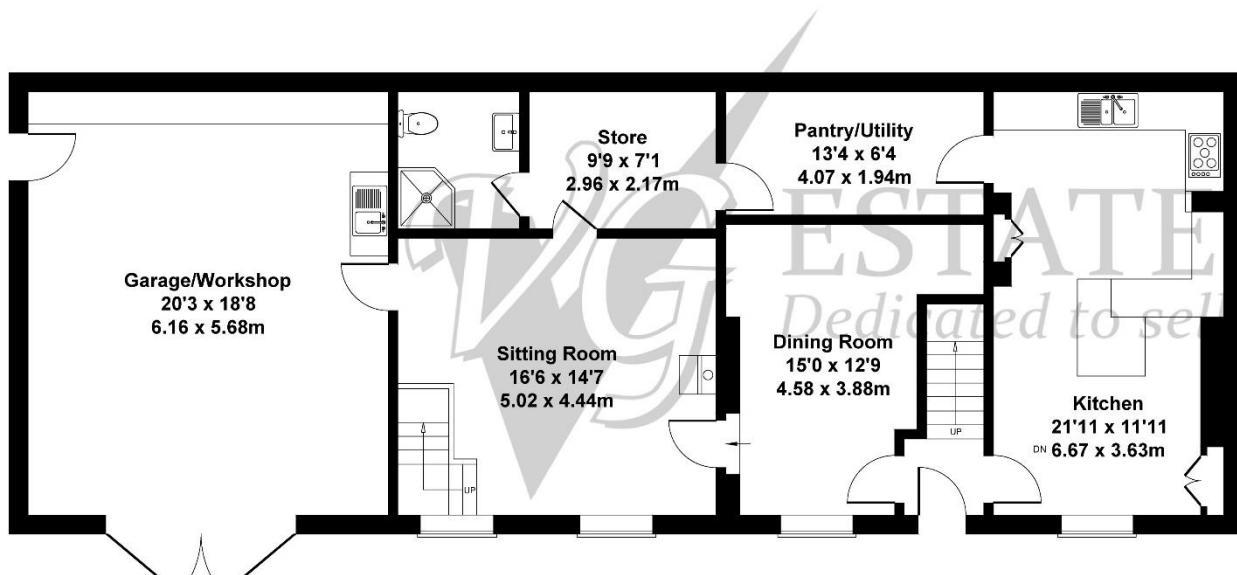
TENURE Freehold.

DIRECTIONS

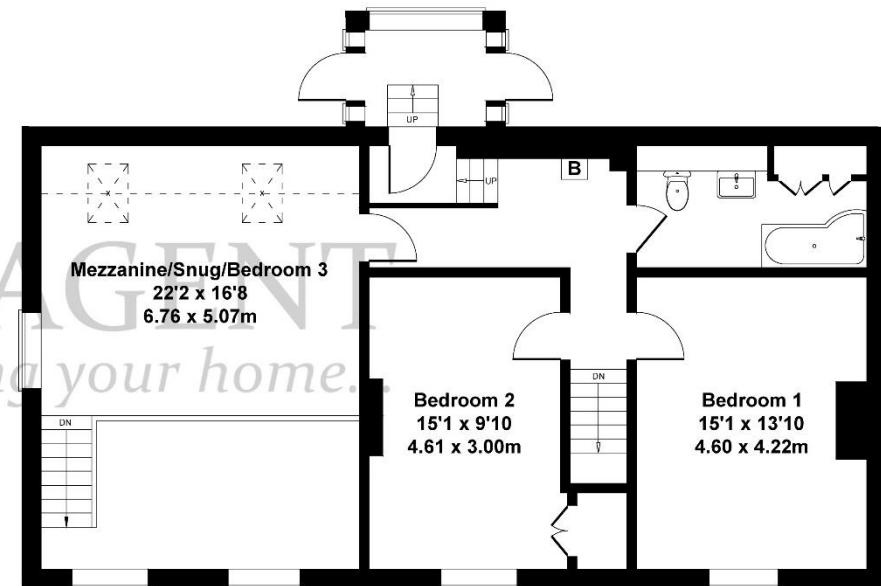
From Ripponden traffic lights take the Oldham Road (A672) towards Rishworth. Continue past Rishworth and Heathfield Schools and eventually the Booth Wood Inn. Continue round the right hand bend and the property can be found on the right hand side at the end of the row of cottages, indicated by our For Sale Board.



Approximate Gross Internal Area
2196 sq ft - 204 sq m

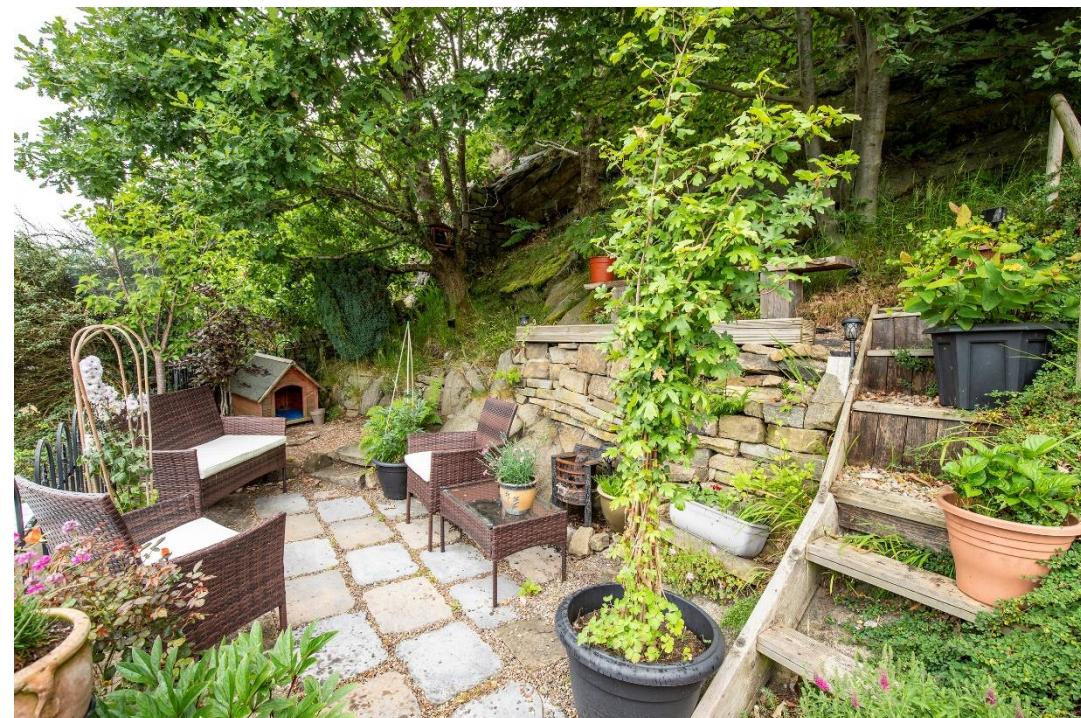


GROUND FLOOR



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.