





# 2 WESTMINSTER HOUSE

UPPER BRIG ROYD | RIPPONDEN | HX6 4BH

Enjoying an open aspect towards Barkisland and being conveniently located close to the amenities of Ripponden, this deceptively spacious terraced bungalow benefits from low-maintenance patio gardens and an allocated off-road parking space.

The well-presented accommodation includes a fitted kitchen which is open to a spacious sitting room with patio door leading out to the garden, two double bedrooms, an en-suite shower room and a three-piece bathroom.



## ACCOMMODATION

- Entrance Hall
- Living Room
- Kitchen
- Bedroom 1
- En-suite Shower
- Bedroom 2
- Bathroom

## COUNCIL TAX

B

## EPC RATING

E

## INTERNAL NOTES

The front entrance door gives access to a spacious hallway.

The well-proportioned sitting room has a patio door opening directly into the garden and is open to the well-appointed kitchen.

The kitchen houses a range of modern gloss units with complementary worktops and is equipped with an electric oven with four-ring ceramic hob and extractor canopy over. There is an integrated fridge-freezer and plumbing for a washer.

There are two double bedrooms in the property with Bedroom 1 being a spacious double and having the benefit of a three-piece en-suite shower room.

The accommodation is completed with a three-piece bathroom comprising a bath with shower over, a wall mounted wash basin and WC.

## EXTERNAL

There is a communal car park with a dedicated parking space for the property. To the front of the property and accessed directly from the sitting room is a south-facing stone flagged patio, fenced for privacy, and open to the communal lawn that is looked after on a regular basis by the Management Company. To the rear is a shared garden and a sheltered area, ideal for catching the evening sun.

## LOCATION

Westminster House is located in the centre of the village, close to the health centre and library. The village amenities also include a church, junior school, selection of shops, bars and restaurants, a vet's practice and dental surgery.

There is a regular bus service and a mainline railway station at nearby Sowerby Bridge. The M62 network (J24 and J22) are within 15 minutes' drive providing easy access to Manchester and Leeds.

## SERVICES

Mains electric, water and drainage. Electric storage heaters.

## TENURE & FEES

Leasehold: 999 years from 01/01/2011.

Ground rent £100 per annum.

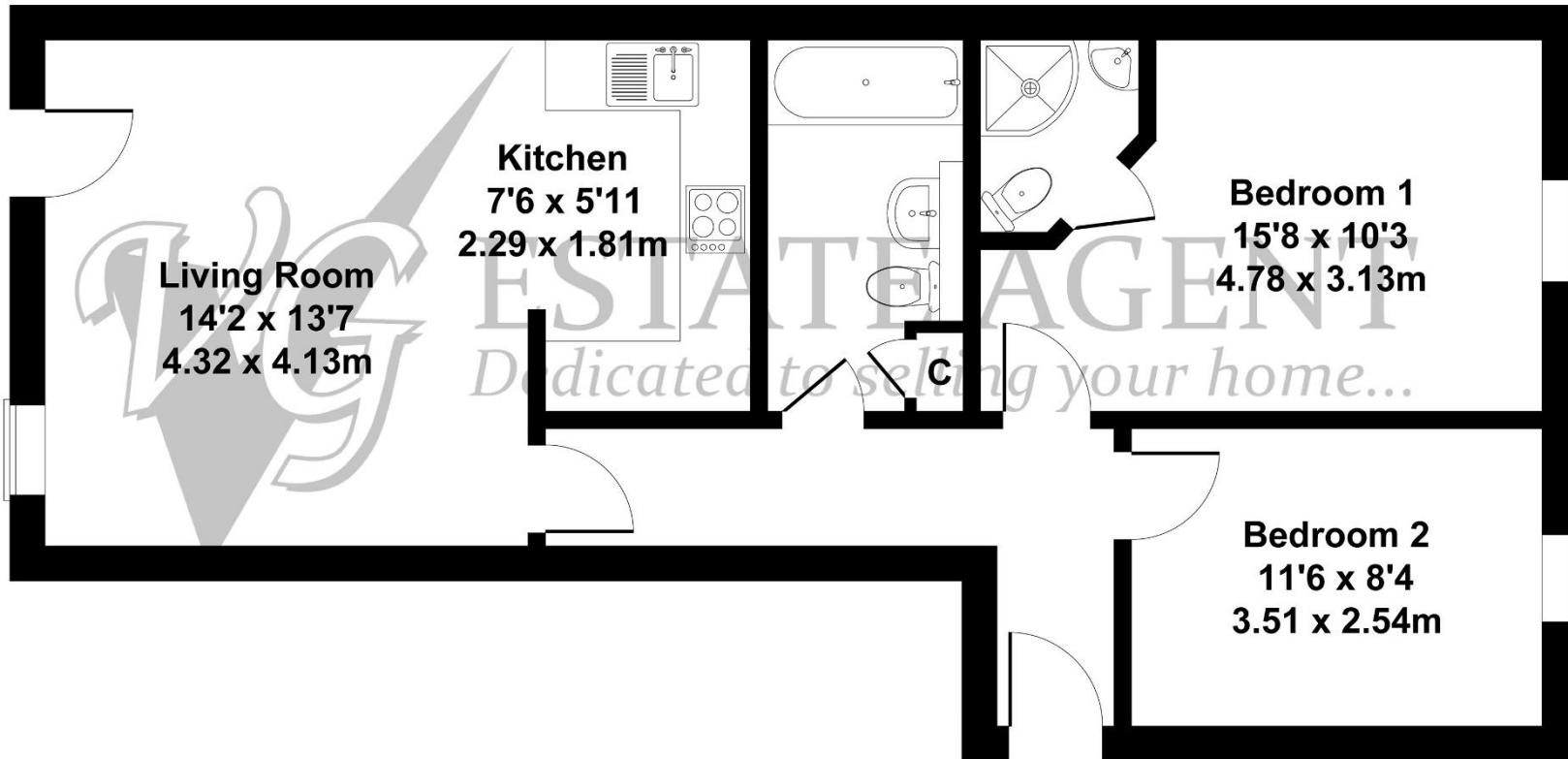
Maintenance charge £40 per calendar month.

## DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and turn left straight after the bus stop into Upper Brig Royd, then turn immediately left into Westminster Place where there is a visitor parking space.



Approximate Gross Internal Area  
667 sq ft - 62 sq m



119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: ripponden@houses.vg  
www.houses.vg

**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**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.