



VG ESTATE AGENT
Dedicated to selling your home...





10 LOWER STUBBINS

TRIANGLE | HX6 3DW

This charming period cottage is located away from the main road in a delightful private position in a small row of similar properties. Character features are evident throughout including mullion windows, exposed stone walls and chimney breasts and timber beams to the ceilings.

The deceptively spacious accommodation is arranged over two floors and briefly comprises a dining kitchen, generously proportioned sitting room, three bedrooms, family bathroom, en-suite shower and a vaulted storage cellar.

The property benefits from a fully enclosed stone-flagged patio to the rear aspect.



GROUND FLOOR

Sitting Room

Dining Kitchen

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is entered into the entrance hall with staircase rising to the first floor and a personal door giving access to the lower ground floor vaulted cellar.

The spacious sitting room has two windows to the front elevation and features an open stone fireplace housing a multi-fuel stove. A quirky window looks into the adjacent dining kitchen which has a separate dining area and door to the rear courtyard.

The kitchen area is fitted with bespoke solid timber units with complementary work surfaces and undermounted double Butler sink. There is space for a slot-in gas cooker and a microwave, plumbing for a washing machine and space for a fridge-freezer.

There are three bedrooms on the first floor including two generously proportioned double bedrooms with built-in storage and a single bedroom. The first floor accommodation is completed with a four-piece bathroom housing a corner bath with mixer tap, WC, bidet and pedestal wash basin.

EXTERNAL

The property has a pretty stone-flagged patio accessed from the dining kitchen, ideal for al fresco dining. There is on-street parking nearby.

LOCATION

The property is close to the villages of Mill Bank, Triangle and Ripponden. There are excellent local amenities including village schools, library, veterinary surgery, dental practice, health centre and a selection of shops, pubs and restaurants.

The M62 motorway (J22 & J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds, there is a regular bus route and a mainline train station in nearby Sowerby Bridge.

SERVICES

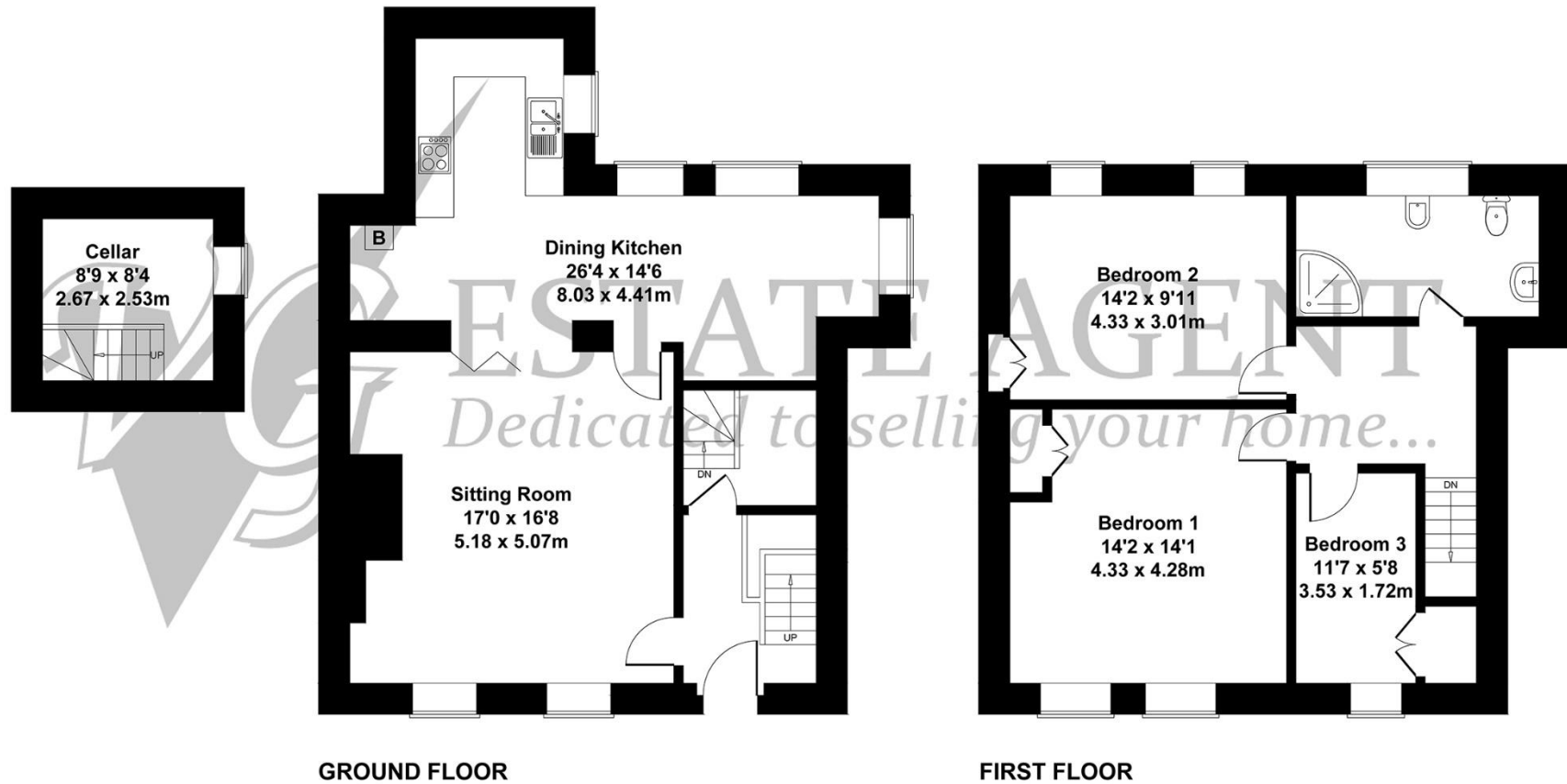
All mains services, gas central heating (boiler located in cupboard in dining kitchen).

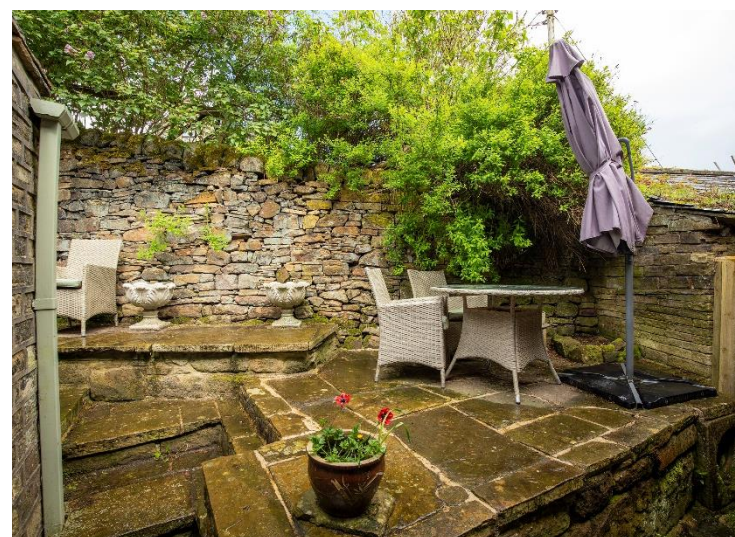
DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and on reaching Triangle turn sharp left opposite Claude Hellowell Haulage up Stubbing Lane. Park on the road at the T Junction and walk back down Stubbing Lane to the white gate. Go through the gate and fork right towards the wooden door of Number 10.



Approximate Gross Internal Area
1367 sq ft - 127 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 of 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.