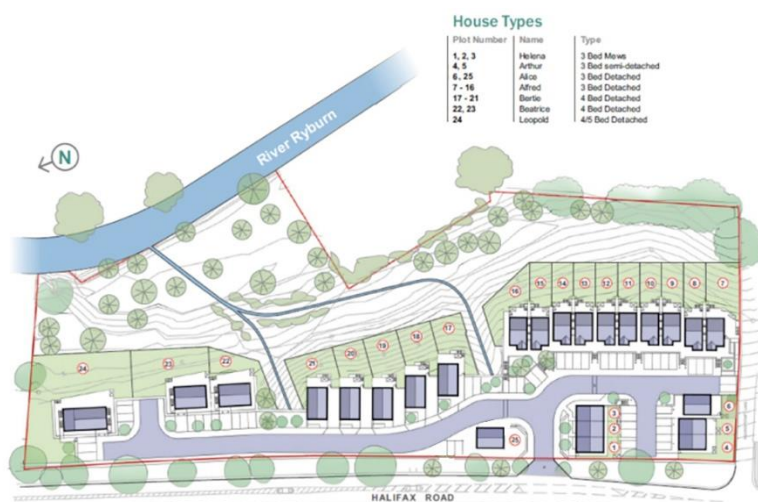




25 VICTORIA MEADOWS

RIPPONDEN HX6 4FJ

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£300,000

Built on land that was once home to Victoria Mill, a cotton mill which dates back to 1861, this select development of only 25 three and four bedroom properties is located in a delightful riverside setting with some of the properties having large gardens and enjoying stunning river and woodland views.

Built by Redwaters, this is their third project in the village, the others being the gated Riverside Court off Oldham Road and Ripponden Vale at Mill Fold.

This next phase of the Victoria Meadows development will be ready for occupation late Spring 2023.

Every Redwaters home includes high quality fittings as standard but early reservation may provide the opportunity to upgrade from our range of personal options to make sure your home reflects your personal tastes.

SPECIFICATION

Kitchens – Luxurious, bespoke kitchens with built-in appliances and high quality floor tiles.

Bathrooms – Deluxe sanitaryware with chrome fittings and high quality floor and wall tiles.

UPVC double glazing

Mains gas central heating with radiators, Combi boiler with individual zoning

Oak doors throughout with chrome handles.

Chrome sockets to the ground floor.

Alarmed

External contemporary lighting to front and rear

Natural stone paving

Driveways – mixture of tarmac and block paving (plot specific).

TENURE

Freehold

TO PURCHASE A HOME

These properties will be ready for occupation late spring 2023. A non-refundable deposit of £1,000 will secure the house of your choice, but you must be able to proceed with the transaction on acceptance of your offer.

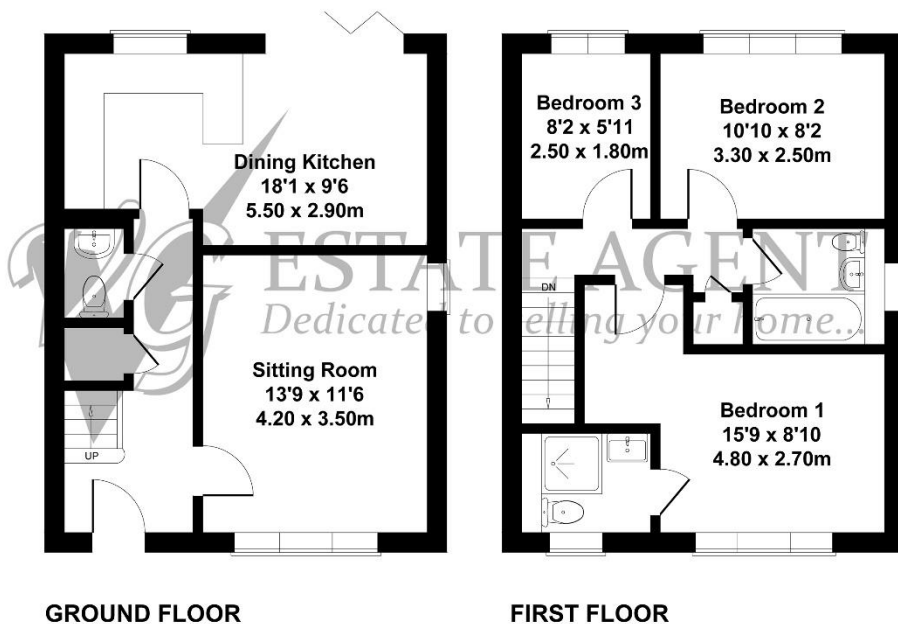
All offers must be submitted by email giving details of the offer amount, your position (eg: if you have a property you have sold, selling agents name, buyers details etc) or if it is cash, then proof of funding and the name and contact details of your solicitor.

We can be reached on sales@houses.vg

DIRECTIONS

From Ripponden: From the traffic lights follow the A58 towards Triangle and Sowerby Bridge, pass Ripponden Junior and Infants School on the right then take the second right turn into Victoria Meadows (just after the right turn into Meadowcroft Lane and JLA).

Approximate Gross Internal Area
861 sq ft - 80 sq m



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.

