





15 BACK LANE

RIPPONDEN | HX6 4DU

Located in a close to the heart of Ripponden, newly decorated one bedroom back to back cottage offers spacious accommodation and boasts a courtyard to the front.

The beautifully presented accommodation is arranged over three floors and includes a living room, stylish kitchen, a light and airy double bedroom and a bathroom.

NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room

FIRST FLOOR

Landing

Bedroom

Bathroom

LOWER GROUND FLOOR

Kitchen

COUNCIL TAX

A

EPC RATING

D

INTERNAL

The property is entered directly into the living room that features a decorative fireplace and window over looking the front courtyard.

Stairs take you down into the modern kitchen with a vaulted ceiling and new electric oven and hob, there is space of an under counter fridge freezer and plumbing for a washing machine.

The airy double bedroom is located on the first floor and benefits from built in storage and a wall mounted Worcester combi boiler in a cupboard. The first-floor accommodation is completed by a three-piece bathroom comprising a bath with shower over, WC and wash hand basin.

EXTERNAL

A front courtyard.

SERVICES

All mains services. Gas central heating with the boiler the first floor bedroom.

TENURE

Freehold.

LOCATION

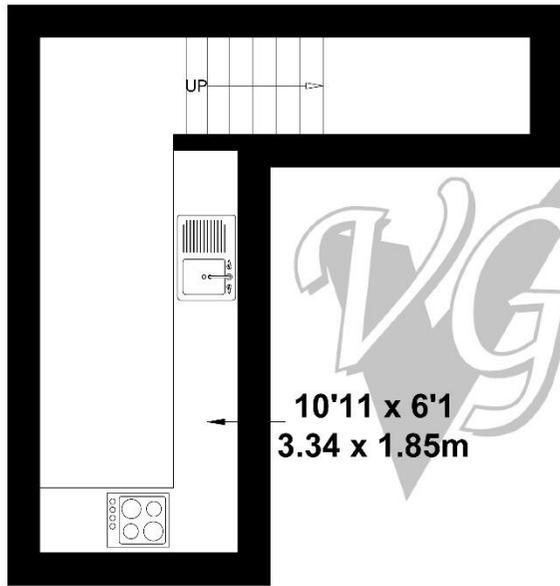
The property is located just a short stroll from all local amenities which include a primary school, church, health centre, dental practice, veterinary surgery, library and a choice of shops, pubs and restaurants. The M62 is only 15 minutes' drive, allowing speedy access to the motorway network and there is a mainline railway station at nearby Sowerby Bridge.

DIRECTIONS

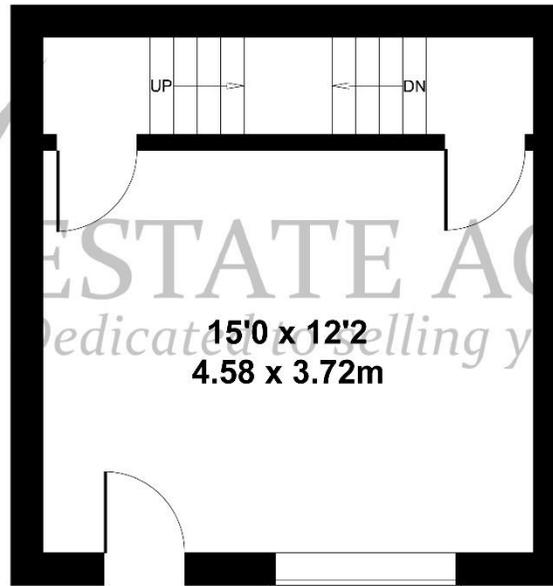
From centre of Ripponden take the A58 Rochdale Road uphill and turn first right onto Fountain Street, 15 Back Lane can be found on the brow of the hill on the right-hand side.



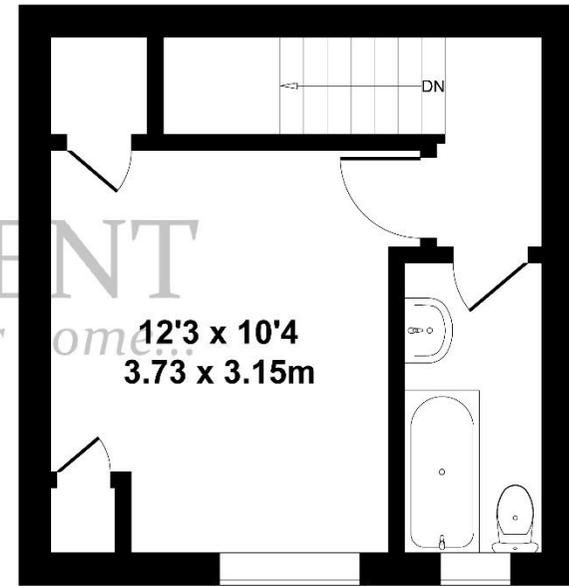
**Approximate Gross Internal Area
592 sq ft - 55 sq m**



LOWER GROUND FLOOR



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.