





92 HALIFAX ROAD

RIPPONDEN | HX6 4AG

Enjoying a delightful woodland aspect and located just a short walk from the centre of Ripponden village, this end terrace home offers well-presented and deceptively spacious accommodation.

The property benefits from a south-facing living room which opens into a spacious fitted kitchen with integrated appliances, two bedrooms, a stylish family bathroom and ground floor cloakroom.

Outside is a fully enclosed garden to the front and and rear, with a gated block paved driveway providing off-road parking.

The property is available with **NO ONWARD CHAIN**



GROUND FLOOR

Entrance Hall
Dining Kitchen
Living Room
Cloakroom

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

D

EPC RATING

B

INTERNAL

The front door opens into the entrance hallway with staircase rising to the first floor, access to the two-piece cloakroom and useful understairs storage.

The living room enjoys a sunny aspect with window overlooking the front garden and woodland beyond and is open through to the spacious dining kitchen.

The smart dining kitchen houses cream timber Shaker-style units with granite effect worktops and is equipped with a double electric oven, four ring gas hob with filter hood above and a 1½ bowl sink. Integrated appliances include a dishwasher and fridge freezer. There is a cupboard with plumbing for a washer and space for a dryer. An external door leads to the rear garden.

To the first floor there are two double bedrooms; bedroom 1 enjoys far-reaching woodland views and benefits from a walk-in wardrobe accessed from the landing. The well-appointed family bathroom houses a four-piece suite comprising shower cubicle, double-ended free-standing bath, pedestal wash basin and WC.

EXTERNAL

Externally there is a fully enclosed, low maintenance garden to the front of the property with level lawns, mature flower beds and block paved driveway affording off-road parking. The rear garden comprises a pea-gravel seating area with flower beds and small timber shed.

LOCATION

Halifax Road is within easy walking distance of the excellent amenities in Ripponden which include a village school, health centre, dentist, veterinary surgery and a selection of shops, pubs and restaurants. For families there is a recreation ground located directly across the road from the property.

There is a regular bus service and a mainline railway station for Leeds/Manchester at Sowerby Bridge. The M62 motorway, junctions 22 and 24, are both within 15 minutes' drive allowing speedy access to the motorway network east and west.

SERVICES

All mains services. Gas central heating (boiler in kitchen) and UPVC double glazing.

TENURE

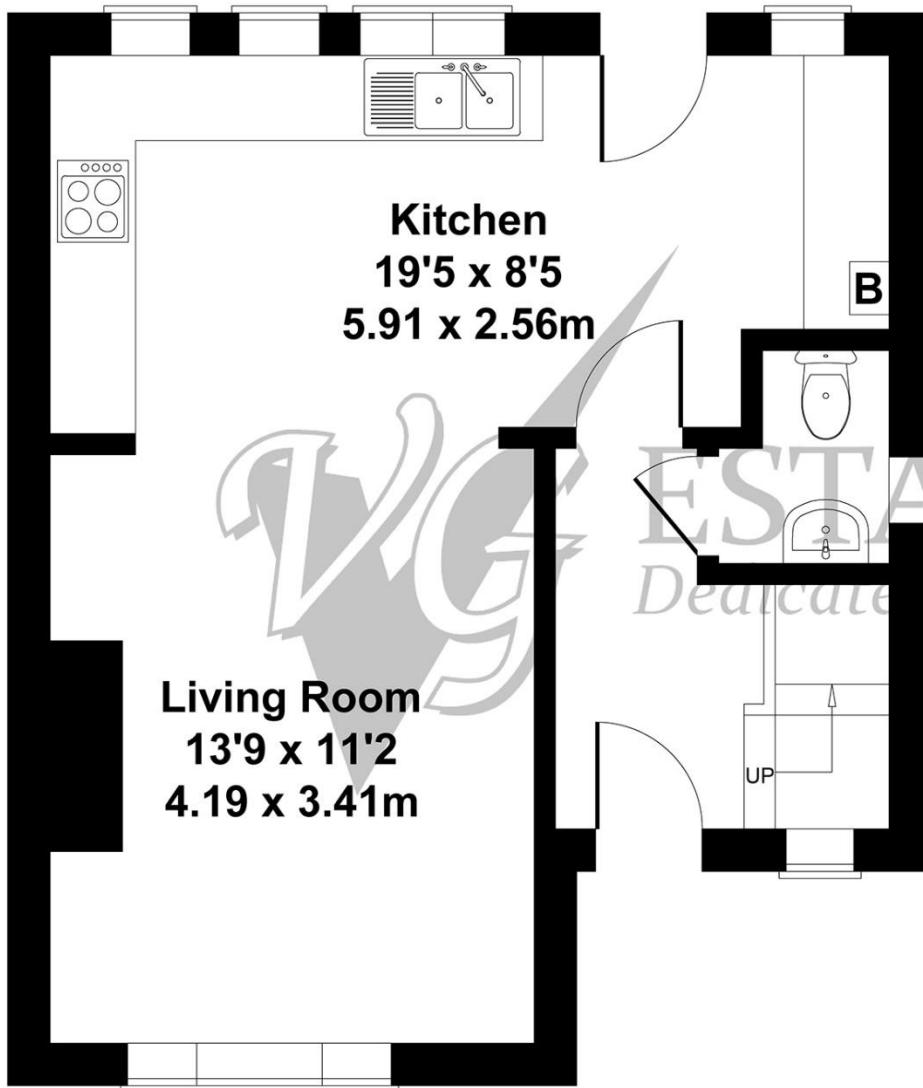
Freehold.

DIRECTIONS

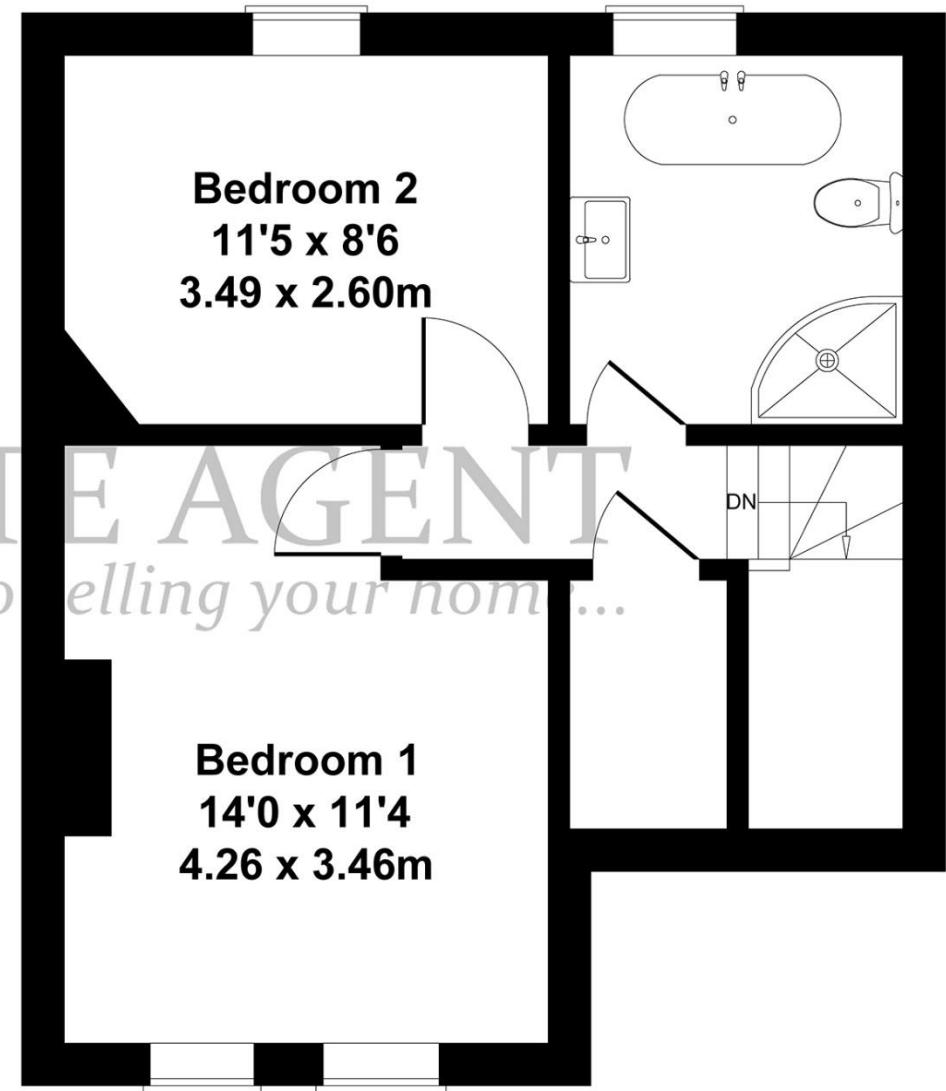
From Ripponden take the Halifax Road towards Sowerby Bridge. The property can be found on the left-hand side just before Glenfield Service Station, identified by our For Sale board.



Approximate Gross Internal Area
807 sq ft - 75 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.