





3 WHITELEY TERRACE

BAR LANE | RIPPONDEN | HX6 4EZ

This deceptively spacious mid terrace cottage is located on Bar Lane and enjoys peaceful woodland views whilst still being only a 20 minute walk to the centre of Ripponden.

Arranged over two levels the well-presented living accommodation provides a spacious sitting room, dining kitchen and three bedrooms, complemented by a three piece family bathroom.

Externally there is a neat stone-flagged patio to the front of the property and to the rear is an elevated fully enclosed landscaped garden and a single garage. The property benefits from parking to the front of the property.



GROUND FLOOR

Entrance Vestibule

Sitting Room

Dining Kitchen

Cloakroom

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

COUNCIL TAX

B

EPC RATING

C

INTERNAL

This charming property is accessed via the front entrance vestibule into a spacious, south-facing, sitting room that enjoys lovely woodland views and features an open fireplace with timber mantel and stone hearth, housing a wood-burning stove. The dining kitchen is fitted with a range of timber Shaker-style units with complementary worktops incorporating a 1½ bowl stainless steel sink, equipment includes a Neff oven with four-ring gas hob and extractor canopy, integrated dishwasher, space for a free-standing fridge freezer and plumbing for a washing machine. Located off the kitchen is a pantry and two-piece cloakroom and a stable door gives access to the rear aspect of the property.

There are three bedrooms located on the first floor, two well-proportioned doubles and a single, currently utilised as a home office. Complementing the bedrooms is a spacious three-piece bathroom housing a P-shaped bath, WC and pedestal wash basin.

The property benefits from a fully boarded loft, accessed via fixed pull down ladder from the landing, with power and lighting.

EXTERNAL

To the front of the property is a smart, easily maintained stone flagged patio bordered by a stone wall and timber fence. To the rear of the property is a single garage with power and light. The large rear garden is accessed via a flight of wrought iron steps to the south-facing terraced garden which comprises two stone-flagged patios, two raised sun decks and a timber summerhouse. There is a parking space to the front of the property on Bar Lane.

LOCATION

3 Whiteley Terrace is situated on Bar Lane between Ripponden and Rishworth, within easy walking distance of excellent local schools and amenities, including a health centre, dental surgery, vets practice, recreation ground and a selection of shops, pubs and restaurants.

There is a regular bus service and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with boiler located in kitchen.

TENURE

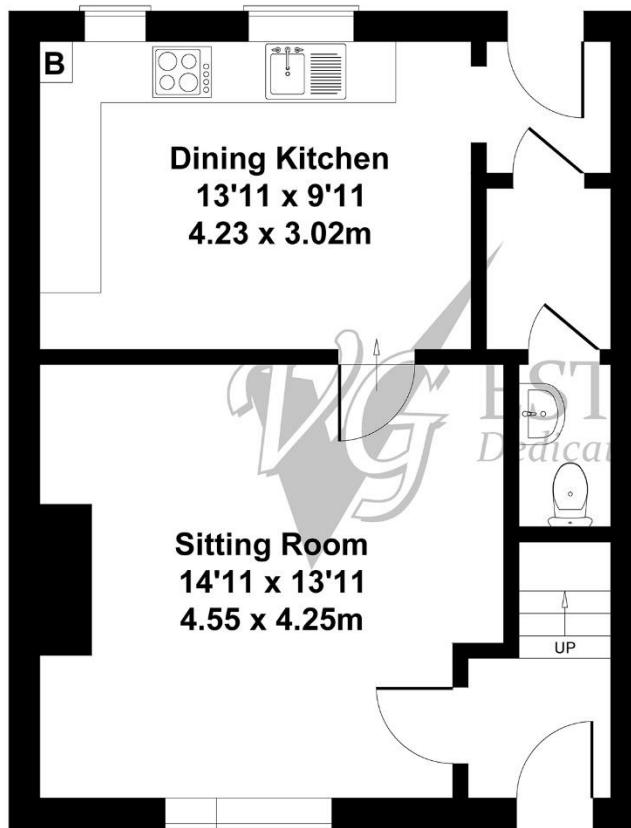
Freehold.

DIRECTIONS

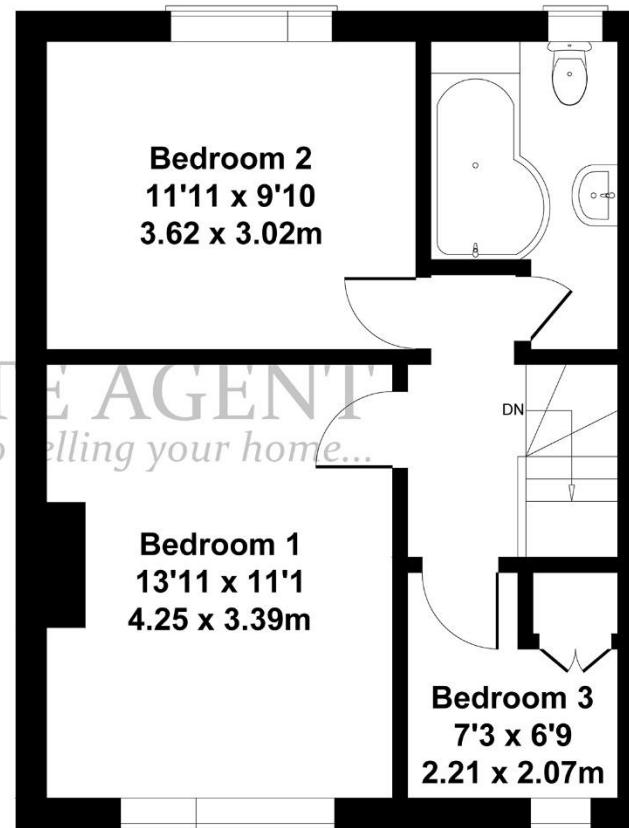
From Ripponden traffic lights take the A672 Oldham Road continuing for .75 mile, pass the Silk Mill Inn on the left hand side and at the left hand bend turn right onto Bar Lane keeping Bridge That Gap sandwich shop on your right. Continue along Bar Lane, being wary of speed ramps and Whiteley Terrace is on the right with number 3 being the third property along in the row of red brick properties as indicated by our For Sale board.



Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR





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