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THE COTTAGE, SWIFT PLACE

RIPPONDEN | HX6 4LD

Located in a quiet hamlet within a mile of the centre of Ripponden, is this spacious Grade II Listed character cottage with exposed beams, stone fireplaces and stone mullion windows.

The property requires some updating and includes a large sitting room with dual aspect windows, a bedroom, three-piece bathroom, and to the lower ground floor, a kitchen with adjacent utility.

Next to the kitchen is a useful cellar (accessed externally) with potential to be incorporated into the living space, subject to relevant consents with Historic England.

Externally there is a cobbled off road parking area to the side of the property.

NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room
Bedroom
Bathroom

LOWER GROUND FLOOR

Kitchen
Utility
External Cellar

COUNCIL TAX

B

EPC RATING

TBC

INTERNAL

The property is accessed via an entrance vestibule with door leading into sitting room and staircase down to the kitchen.

The sitting room features dual aspect stone mullion windows, with views to Baitings Dam, a stone fireplace, and exposed beams.

An inner hallway leads to the dual aspect double bedroom with built-in wardrobes, and the three-piece bathroom.

On the lower ground floor is the kitchen, with fitted units and electric hob with oven below. The kitchen has a stone mullion window, exposed beam and stone fireplace. There is an adjacent utility with plumbing for a washer and housing the gas boiler.

There is a useful cellar, which is accessed externally, with the potential to be incorporated into the living space, subject to relevant consents. The room includes a coal/log store, a fireplace, stone flagged floor and original stone table.

EXTERNAL

A cobbled area to the side of the property provides off-road parking.

SERVICES

All mains services. Gas central heating with the boiler located in the utility.

LOCATION

The property is on the outskirts of the desirable village of Ripponden yet within easy walking distance of local schools and the excellent amenities of the village including a health centre, dental surgery, vets practice, and a selection of independent shops, pubs and restaurants.

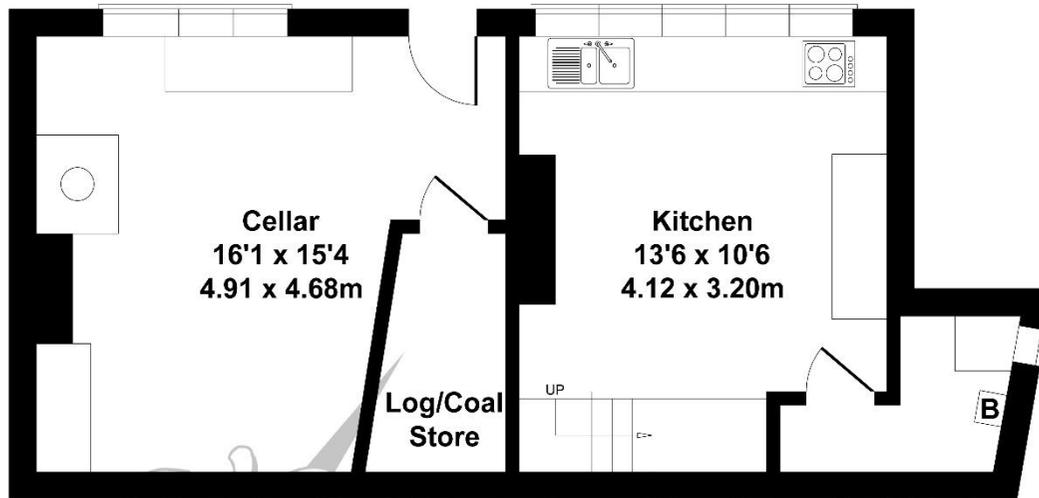
The property offers great commuter links to Leeds, Bradford and Manchester, being only 10 minutes' drive from the M62 (J22) and there are mainline stations in nearby Sowerby Bridge and Littleborough.

DIRECTIONS

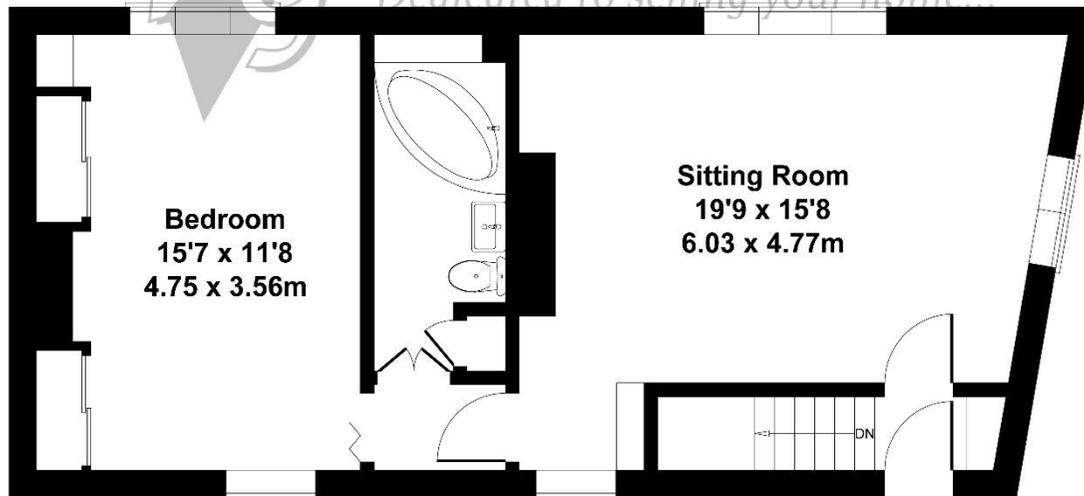
From Ripponden proceed up Rochdale Road (A58), passing Rylands Park and Stones Drive. Swift Place is on the left hand side opposite Nursery Lane and the sign for the Beehive Inn. Turn left onto Swift Place follow the road round to the right and the property is on the left, opposite a stone store.



Approximate Gross Internal Area
1055 sq ft - 98 sq m



LOWER GROUND FLOOR



GROUND FLOOR



IMPORTANT NOTICE

MONEY LAUNDERING REGULATIONS