



**117 HALIFAX ROAD  
RIPPONDEN  
SOWERBY BRIDGE  
HX6 4DA**

Fabulous views, a peaceful location and large gardens await at this traditional stone built home. Set to the heart of Ripponden, just round the corner and down the steps from the shops, bars and other amenities, you'd be forgiven for forgetting those places exist when you're enjoying the patio and taking in the views. The house is a good size, with a nice lounge, a great family dining kitchen, two double bedrooms and a large bathroom, and the house has a gas central heating system and uPVC double glazed windows and doors. We would add some steps down from the large stone patio to the family gardens on the level below, and possibly add some fencing to create a wonderful private garden. Ripponden is always popular, with great facilities and well regarded local schools, whilst access to the M62 motorway to get into Manchester, Leeds or other commercial centres is easier from here. We think this would make a lovely first home, a great addition to a buy to let portfolio.

**PRICE GUIDE £140,000**

## VIEWS



### LOUNGE

4.43 x 4.27 (14'6" x 14'0")

With PVCu double glazed window to front elevation with superb views over the patio and hillside. A feature stone fireplace with stone hearth houses a multi fuel stove. (Please note that the chimney will require sweeping prior to use.)



### DINING KITCHEN

4.44 x 3.94 (14'7" x 12'11")

A large family kitchen which is fitted with a range of base and wall units with matching drawers and complementing breakfast bar and work surfaces and under unit lighting to tiled surrounds, incorporating a stainless steel one and a half bowl sink with mixer tap and a gas range with stainless steel extractor fan and stainless steel splash back.



## FIRST FLOOR LANDING

### BEDROOM ONE

4.50 x 4.28 (14'9" x 14'1")

With PVCu double glazed window to front elevation, again enjoying superb, far reaching views over the surrounding hillside. A couple of steps lead up to a useful storage cupboard.



### BEDROOM TWO

4.43 x 2.20 (14'6" x 7'3")

With PVCu double glazed window.



### BATHROOM

A good sized bathroom which is fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with overlying shower unit. Walls are part tiled and the floor is tiled.



## OUTSIDE

The property has a large garden set on two levels, with a stone paved patio to the upper level which is ideal for sitting out and enjoying the views. The lower level is a great family garden and we just need some steps putting in to connect the two.



## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.  
Council Tax Band: A.

## DIRECTIONS

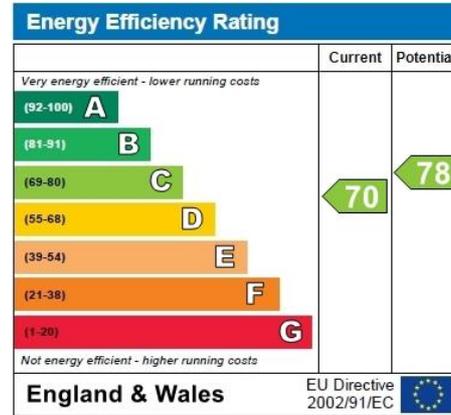
From Halifax town centre proceed along King Cross Street, merging on the right with King Cross Road and Aachen way. Proceed until reaching the traffic lights at King Cross and follow the A58 Rochdale Road down and through Sowerby Bridge, Triangle, Kebroyd until reaching Ripponden. At the traffic lights in Ripponden park up and walk down the steps beside VG to get to the property. Postcode: HX6 4DA.

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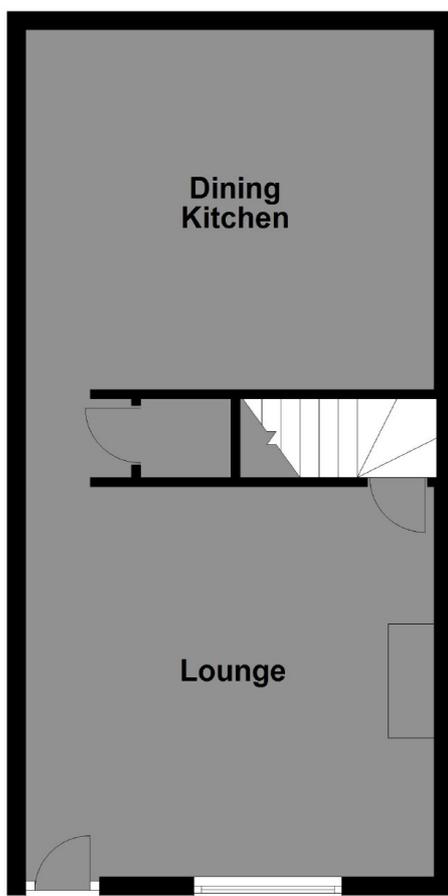
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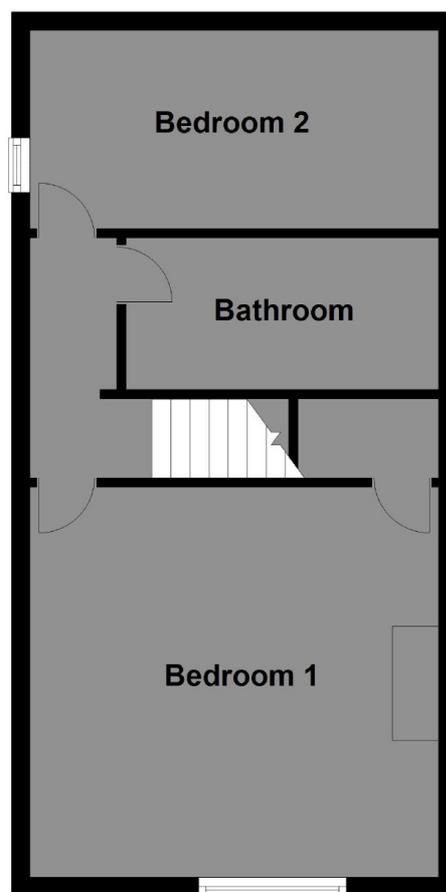


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**Ground Floor**



**First Floor**



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.