

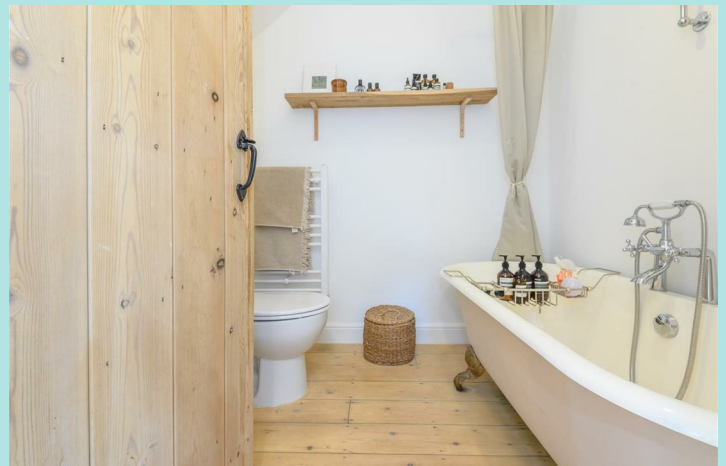


The Old Coach House Back Lane

Ripponden, HX6 4DU

Offers Over £175,000 Freehold





Situated in the much sought-after location of Ripponden, The Old Coach House is a most charming stone-built detached property offering beautifully presented accommodation over two floors having gone through full renovations by the current owners.

Location

Ripponden is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. Bus routes are close by as are many country walks. The centre of Ripponden benefits from independent restaurants and public houses, health centre, pharmacy, library and shops yet remaining close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area with Ripponden Junior & Infant School close by.

Accommodation

Access is gained into the welcoming entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the part converted garage, now used as a study/occasional room by the current owners. Back through the hallway, the next room is the house bathroom which boasts a white three-piece comprising a w/c, pedestal wash-hand basin and a four-legged roll-top bath with overhead shower attachment. The final room on the ground floor is the principal bedroom.

Rising to the first floor where you'll find the open plan living kitchen. The living area is a cosy and pleasant space to be, with exposed beams forming a truss structure and multiple windows flooding the room with natural light. Steps lead up from the living area to the kitchen which offers a range of bespoke wall, drawer and base units with contrasting oak worksurfaces incorporating a Belfast sink with mixer-tap. Included is a free-standing oven with four-ring gas hob and a fridge freezer.

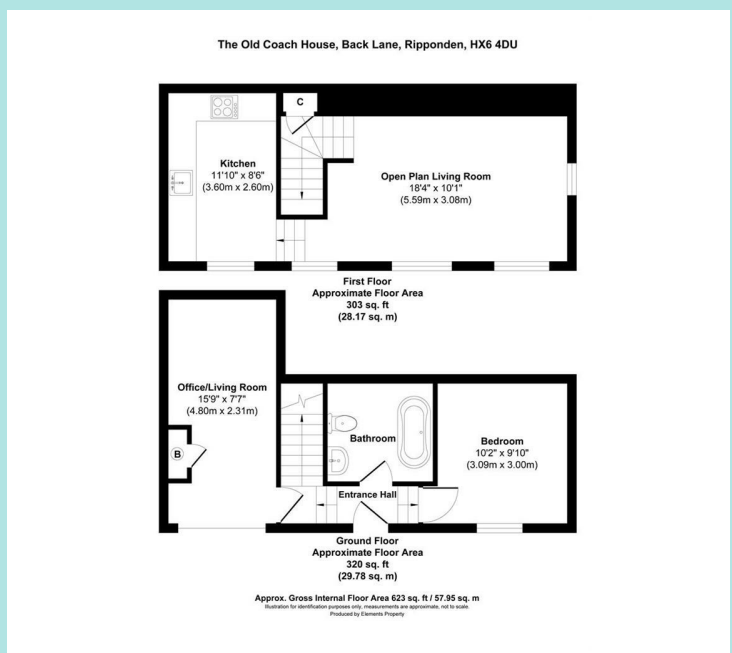
Externally, the property comes with on-street parking.

Council tax band: A

EPC rating: C

Ground rent: N/A

Service charge: N/A



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