



## 3 Small Lees Road

Ripponden, HX6 4DZ

Offers Over £200,000 Freehold





Occupying a wonderful position in a highly sought-after location, 3 Small Lees Road is a three bedroom, three reception room family home offering spacious accommodation over three floors. The property is just out of Ripponden village offering a range of local amenities, desirable schools and excellent transport links.

### 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 entrance hallway with a staircase rising to the first floor.

The door to the right takes you through to the lounge which has an exposed stone fireplace to the focal point with multi-fuel burner. A door off the lounge takes you through to the cloakroom with w/c and wash-hand basin.

A door from the lounge takes you through to the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap.

Moving back through the lounge, a door takes you through to the dining room which has an open fire to the focal point with decorative surround and enjoys an outlook over the surround countryside. A staircase from the dining room takes you down to the lower ground floor and rises to the first floor.

To the lower ground floor hallway, a door gives you access to the rear garden, and a door leads through to a further reception room, a versatile room to suit a families needs, benefitting from under stairs storage. Leading off the reception room is a utility room with Belfast sink, a further store room and old coal store.

Rising to the first floor landing via both the staircase in the lounge and dining room, accessing three bedrooms and the house bathroom. A spacious double bedroom is positioned to the front of the property, boasting an open fire to the focal point, while a second bedroom to the rear mirrors the first with a wonderful view over the surrounding countryside.

A good sized third bedroom with built-in storage and a house bathroom complete the accommodation. The house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a double walk-in shower.

Externally, to the front of the property, a flagged area and small garden with shrubbery could be cleared to make off-street parking. To the rear, a small enclosed patio offers a private space to sit and relax while taking in surrounding views.



Council tax band: B  
 EPC rating: E  
 Ground rent: N/A  
 Service charge: N/A

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