

Peter David

Properties Ltd

Residential Sales and Lettings



Coronation Terrace, Ripponden

Offers In The Region Of £190,000





Nestled in the sought-after location of Ripponden, Sowerby Bridge, this inner through terrace house presents an excellent opportunity for those looking to create their dream home. This property offers ample space for both relaxation and entertaining. The entrance vestibule welcomes you into a comfortable lounge, leading through to a spacious dining kitchen.

The property features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. A conveniently located shower room completes the accommodation, ensuring practicality for everyday living.

While the house is in need of modernisation, this is reflected in the attractive asking price, allowing you to personalise the space to your taste and style. Outside, you will find off-road parking, a garden to the front, and a tiered garden to the rear, offering a perfect spot for outdoor enjoyment and gardening enthusiasts.

This property is ideal for first-time buyers, investors, or anyone looking to put their own stamp on a home in a desirable area. With its potential and prime location, this house is not to be missed.

- TWO BEDROOMS
- OFF ROAD PARKING
- GARDENS FRONT AND REAR
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Entrance vestibule

Lounge

14'1" x 11'11" (4.3 x 3.65)

Dining kitchen

17'1" x 8'3" (5.22 x 2.52)

First floor

Bedroom one

14'3" x 9'8" (4.35 x 2.97)

Bedroom two

9'4" x 10'10" (2.87 x 3.32)

Shower room

7'6" x 7'11" (2.3 x 2.42)

Directions

Please use post code HX6 4AB for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Soyland Town

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Google, Landsat, Copernicus, Maxar Technologies

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Front Ground

The Front Ground floor plan shows a large Lounge (4300 x 3650) at the rear, a Kitchen/Dining area (K/Dining, 5225 x 2525) at the front, and a small Storage area between them. A staircase is located on the left side of the Lounge.

1st Floor

The 1st Floor plan shows two bedrooms: Bedroom 1 (4350 x 2975) at the rear and Bedroom 2 (2875 x 3325) at the front. A Bathroom (2300 x 2425) is located between the two bedrooms. A staircase is located on the left side of Bedroom 1.

Bathroom

2300 x 2425

HX6 4AB

Internal - 66m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	55	

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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