



Oldham Road, Ripponden, HX6 4EA  
£369,950

**E&H** Edkins Holmes  
ESTATE AGENTS



In an elevated position on Oldham Road, Ripponden this semi-detached house offers a delightful blend of contemporary living and family comfort. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering through the entrance vestibule, you are greeted by a stylish lounge featuring a wood burning stove, creating a warm and welcoming atmosphere, while large patio doors frame stunning views of the valley, seamlessly connecting the indoors with the picturesque outdoors.

The heart of the home is undoubtedly the contemporary breakfast kitchen, which is open plan to the dining room. This layout is ideal for social gatherings, allowing for easy interaction while cooking and dining. The kitchen is designed with modern living in mind, providing both functionality and style.

Outside, a driveway at the rear accommodates two cars, adding to the practicality of this lovely home. There are tiered gardens to both front and rear offering various 'zones' to enjoy when the weather allows.

With its prime location and thoughtful design, this semi-detached house on Oldham Road is a wonderful opportunity for those looking to settle in Ripponden. Whether you are enjoying the scenic views from the lounge or entertaining in the open-plan kitchen, this property is sure to impress.



**Entrance Vestibule**  
Built in cupboard. Cupboard housing condensing boiler. Designer radiator. UPVC double glazed door to front elevation.

**Inner Hall**  
Radiator. Stairs to first floor.

**Cloakroom**  
Wash hand basin. Low flush W.C. Chrome towel radiator. Extractor fan.

**Lounge 16'0" x 13'7" (4.880 x 4.161)**  
Wood burning stove. Attractive built in storage to alcoves. Radiator. UPVC double glazed French doors to front elevation.

**Dining Room 8'4" x 11'5" (2.564 x 3.502)**  
Open plan to Breakfast Kitchen. Traditional style radiator. Two skylights. UPVC double glazed window to rear elevation.

**Breakfast Kitchen 19'11" x 8'4" + 9'3" x 3'5" (6.088 x 2.556 + 2.838 x 1.061)**  
Fitted kitchen with wall and base units. One and a half bowl undercounter sink. Electric eye level double oven. One oven with grill and steam function and combo oven, microwave and grill. Warming drawer. Five ring gas hob. Stainless steel and glass cooker hood. Integrated washing machine. Integrated dishwasher. Traditional style radiator. Door to side elevation. UPVC double glazed window to side elevation.

**Third Reception Room / Bedroom Three 9'0" x 12'8" (2.767 x 3.883)**  
Towel radiator. UPVC double glazed window to rear elevation.

**Landing**  
Stairs leading from Inner Hall. Velux.

**Bedroom One 12'7" x 11'10" (3.849 x 3.620)**  
Radiator. UPVC double glazed window to side elevation.

**Bedroom Two 8'5" x 12'7" (2.587 x 3.842)**  
Undereaves storage. Radiator. Velux.

**Bedroom Three 13'1" x 9'8" (4.010 x 2.965)**  
Radiator. Velux.

**Bathroom**  
Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Separate shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. Two Velux.

**Parking**  
Driveway to rear with parking for three cars.

**Front Garden**  
Tiered garden with large patio and far reaching views.

**Rear Garden**  
Tiered garden with patio, decking and lawn areas. Storage cupboard housing dryer.

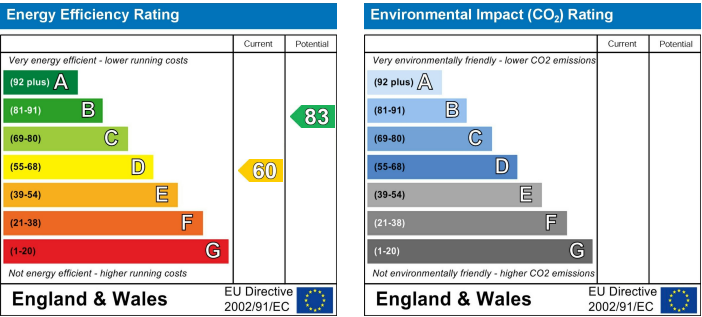
**Council Tax Band**  
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**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

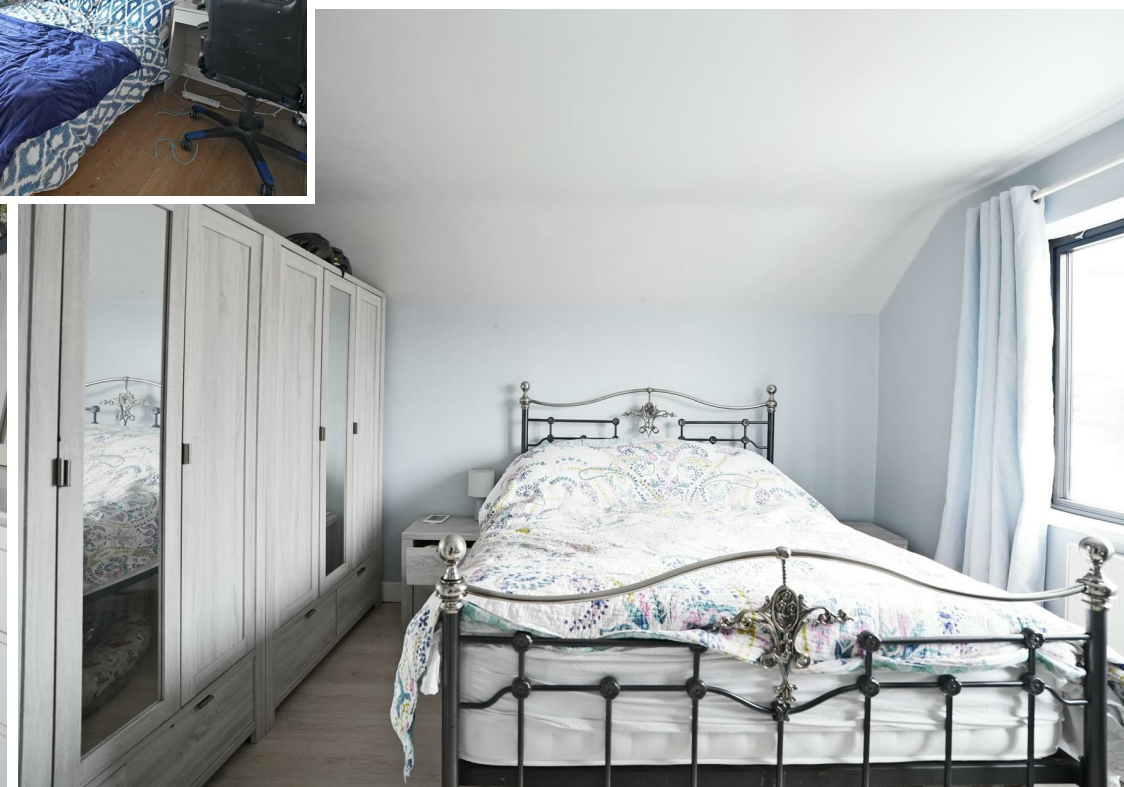
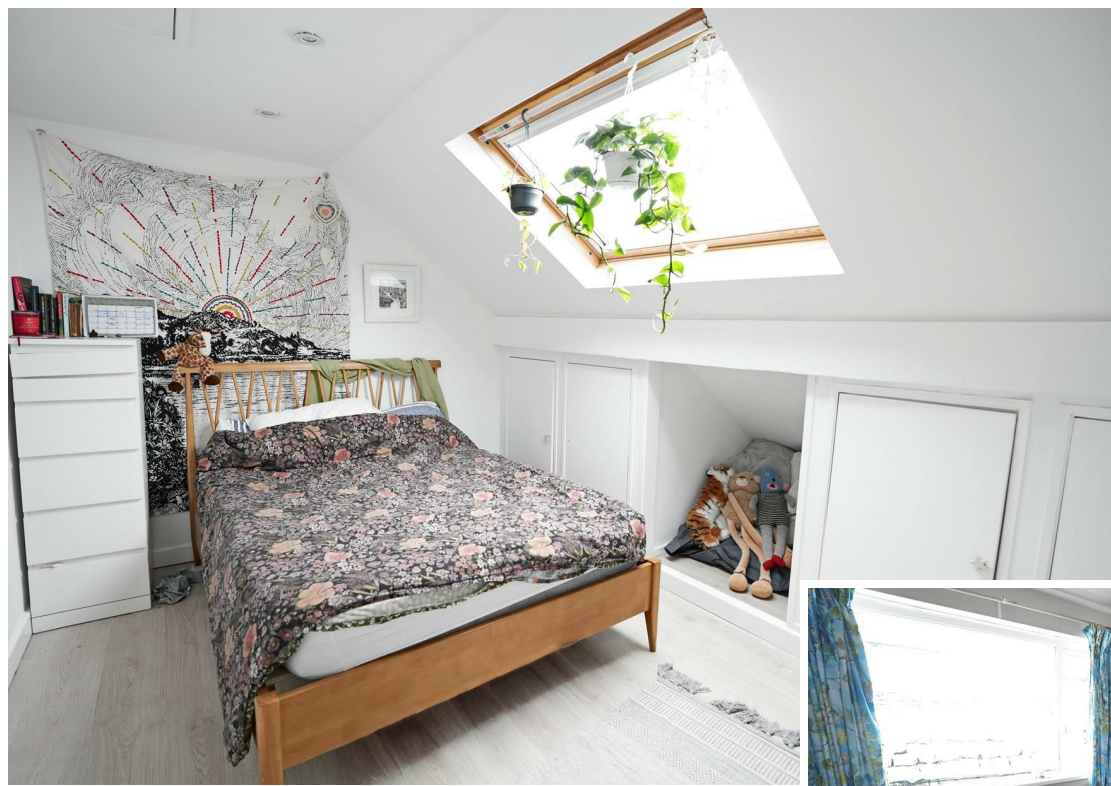
The three words designated to this property is:  
acids.ditched.cobble

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All measurements are approximate and for display purposes only

