



### 3 bed cottage to buy in HX6

Oldham Road, Sowerby Bridge, West  
Yorkshire, HX6 4QU

**£165,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Cottage Style Property
- ✓ Newly Renovated
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Situated on Oldham Road is this beautifully presented, renovated, three bedroomed cottage. If you are looking for a charming and well-presented home, situated in a highly sought after Rishworth location, all benefitting from valley views to the front elevation over trees, this will be the house for you. An ideal property for any growing family, professional couple or someone looking for that welcoming home, all offered with the added advantage of NO CHAIN. The property has been realistically priced for a quick sale. The property also offers ample on-street parking to the front elevation.

Internally the property is presented with a modern and stylish décor, which is in keeping with the cottage style, being presented with some traditional features to create an eclectic environment that will impress. As you step inside you are greeted with an open and spacious living room creating a charming first impression. With its well-appointed kitchen, three bedrooms, house bathroom and large storage cellar, this property is one that certainly needs to be viewed in order to be fully appreciated.

The property is well connected, being located in Rishworth, just a stone's throw from Ripponden and "round the corner" from the well regarded Sowerby Bridge. The property also provides easy access to the A672 that has a quick connection onto the M62 offering excellent access to the cities of Manchester, Leeds and Bradford. The Sowerby Bridge train station also offers excellent rail services to the local areas. The house is within the catchment areas of good primary and secondary schools, all within a short commute.

Owing to the whole host of fantastic features on offer with this smart and well-presented property, all offered with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate all that is on offer.

From the front of the property a high quality composite door opens into the

LIVING ROOM

The perfect reception as you step inside the property, the living room is immediately presenting itself with its eclectic style and design that offers the perfect place to sit back and relax. The living room offers more than ample space for a three piece suite along with additional furniture. A fireplace to one end, set on a tiled hearth and with exposed brick mantelpiece, offers a charming central feature. With a carpeted floor, beamed ceiling, two windows to the front elevation, two single radiators, central light fitting and a television access point.

From the rear of the living room a solid wooden door opens into the

#### KITCHEN

A beautifully presented kitchen that features an "L" shaped set of laminated work surfaces, all with over and under counter cupboards and drawers, offering plenty of work space. The kitchen features an integrated hob, extractor hood, integrated oven, double radiator, solid stone flooring, plumbing for a washing machine, plumbing for a dishwasher, window to the rear elevation, two sets of central light fittings, under cupboard lighting, space for a fridge/freezer, porcelain sink and mixer taps.

From the living room a solid wooden door opens onto carpeted stairs that lead up to the

#### LANDING

With a carpeted floor and two central light fittings.

From the landing solid wooden doors open into

#### BEDROOM 1

A large master bedroom offering plenty of space for a double bed along with additional bedroom furniture. The room features charming wood panelling feature to one wall that creates a welcome finish. With a carpeted floor, central light fitting, double radiator and window to the front elevation.

#### BEDROOM 2

Another good sized bedroom that could accommodate a double bed. With a carpeted floor, central light fitting, single radiator and window to the front elevation.

#### BEDROOM 3

An ideal work from home office, guest room or child's bedroom. With a carpeted floor, central light fitting, single radiator, fitted cupboard storage and a window to the rear elevation.

#### BATHROOM

A well-appointed, light and bright bathroom that makes excellent use of the space on offer. The bathroom features a panel bath, alcove inset electric shower cubicle, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, tiled floor, tiled splashbacks, single radiator, window to the rear elevation and Velux window.

From the kitchen a wooden door opens onto stone steps that lead down to the

#### CELLAR

The property benefits from a compartmentalised cellar offering ample additional storage space for the property. The cellar has received some part tanking.

## PARKING

To the front of the property there is ample on-street parking.

## GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Cottage

Parking: On Street

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

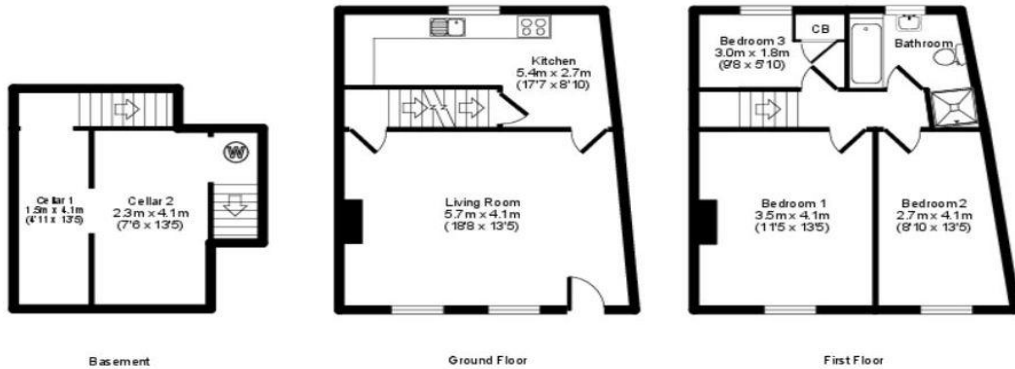
Air conditioning: No

Broadband: None

Mobile signal coverage: Good



### 354 Oldham Road, Ripponden, Sowerby Bridge, HX6 4QU



APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1039 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. © Marsh & Marsh Properties

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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