



- Stone-built country cottage
- Beamed living room with stone fireplace
- Fitted breakfast kitchen
- Two good-sized bedrooms
- Rear garden with views & parking

Offers Over £100,000

5 Bank Hey Bottom Lane

Ripponden, Sowerby Bridge, HX6 4HL

A most desirable mid-terraced cottage set in the hillside above Ripponden and commanding wonderful views across the Ryburn Valley. The property has been immaculately maintained by the present owners, who have added modern comforts, without losing the character of this charming cottage.

The cottage has a most delightful enclosed garden, which abuts a field and has far-reaching views. There is car parking for two cars, just above the property, further on the lane.

Directions

From the centre of Ripponden, going in the Halifax direction, turn right Elland Road. Proceed up the hill, turning right on the sharp right hand bend, into Bank Hey Bottom Lane. Continue up the hill until the road levels out and 5 Bank Hey Bottom Lane can be found towards the end of the row of cottages on the right hand side.

Accommodation (all sizes approximate)

Entrance Lobby

Exposed stone to one wall

Living Room 16'6" x 15'0" Max (5.03m x 4.57m)

Stone fireplace fitted with real flame effect gas fire, exposed beams to ceiling, mullioned windows to front elevation with sealed unit double-glazing, three wall lamp points, stairs to first floor.

Kitchen 14'9" x 7'0" (4.50m x 2.13m)

Fitted with a range of wall and base units with laminate worktops, acrylic sink unit with mixer tap over, ceramic tiled splash back, plumbed for automatic washing machine, two double glazed windows to rear elevation with far reaching views, door to outside, exposed beams to ceiling. Gas oven and grill with gas hob, filter hood over.

First Floor

Landing

Exposed stone to one wall.

Bedroom 1 12'3" x 11'6" (3.73m x 3.51m)

Double glazed mullioned windows to front elevation, exposed stone to one wall, cast Victorian style fireplace with wood surround, fitted walk-in wardrobe.

Bedroom 2 11'9" x 6'9" (3.58m x 2.06m)

Double glazed window to rear, enjoying the far-reaching panoramic views, cast Victorian style fireplace.

Bathroom

Fitted with 3 piece champagne coloured suite comprising WC, wash hand basin set in vanity unit with cupboard below and bath with Gainsborough Elite electric shower

fitted over. Cupboard housing central heating boiler, further airing cupboard, partly tiled walls, attractive tongue and grooved ceiling.

Outside

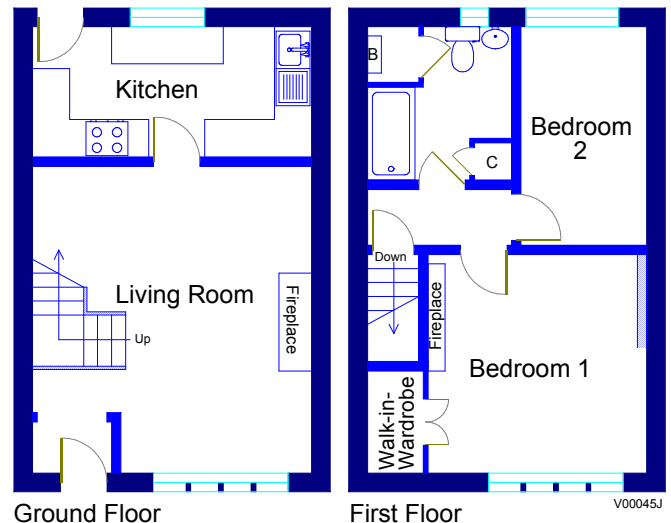
Enclosed rear garden, attractively planned in patio style with natural stone walls abutting open fields, rockery planting, splendid far-reaching views.

Parking

There are 2 spaces for off road parking off Bank Hey Bottom Lane, just above the cottage.

Heating

Gas central heating with hot water radiators. The gas combination boiler is located in the bathroom. Sealed unit double-glazed windows.



Please Note Sketch plan for illustrative purposes only, not to scale. © Floorplans & photographs by G A Slade Associates – 01422 823172. All Measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estates has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property.

252 Halifax Road, Ripponden, Sowerby Bridge HX6 4BG

Tel: 01422 822277 Fax: 01422 823509 Mobile: 07787 521045 E-mail: vgestates@freezone.co.uk

www.vgestates.co.uk