

# Chapters



## RIVERVIEW OLDHAM ROAD SOWERBY BRIDGE

£145,000  
LEASEHOLD

Welcome to this charming two bedroom apartment located on Oldham Road Ripponden. This delightful property is situated in a desirable area, making it an ideal choice for families and professionals alike. As you enter the apartment, you will find a spacious open plan kitchen and living area, perfect for entertaining guests or relaxing. The modern design and ample natural light create a warm and inviting atmosphere. The apartment boasts two well proportioned bedrooms, providing comfortable living spaces for residents. Additionally, there are two bathrooms, ensuring convenience and privacy for all occupants. One of the standout features of this property is the off road parking available for one vehicle, a valuable asset in this bustling area. The apartment is also conveniently located close to local schools and amenities and for those who rely on public transport, the fantastic transport links in the vicinity will make commuting easy, connecting you to nearby towns and cities. This two bedroom apartment on Oldham Road is a wonderful opportunity for anyone seeking a modern and convenient living space in Ripponden. Don't miss your chance to make this lovely property your new home.



• TWO DOUBLE BEDROOMS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • COUNCIL TAX BAND B

## Entrance

Entering through a wooden door into the entrance hallway with underfloor heating, telecom system and doors leading to:

## Living Kitchen Area

Open plan kitchen living area with matching wall and base units and integrated appliances such as, oven, induction hob, overhead extractor hood, microwave, dishwasher, fridge, freezer and washing machine. There is a stainless steel sink with draining board, underfloor heating, inset spotlighting and space for a dining table and chairs. The living area has double glazed sliding door to the front, underfloor heating and inset spotlighting.

## Bedroom One

Double bedroom with double glazed window to the front, under floor heating, space for free standing furniture and door leading to the En Suite.

## En Suite

The En Suite has a shower cubicle, wash basin and WC. Part tiled walls, under floor heating, extractor fan, inset spotlighting and towel rail.

## Bedroom Two

Double bedroom with double glazed window to the front, inset spotlighting and underfloor heating.

## Bathroom

Three piece bathroom suite including bath, wash basin and WC. Part tiled walls, inset spotlighting, under floor heating and extractor fan.

## External

There is an allocated parking space for property in the under ground car park and visitor parking is also available.



- FANTASTIC TRANSPORT LINKS • NO WORK REQUIRED • LOW MAINTANACE LIVING • OPEN PLAN KITCHEN LIVING AREA



• DESIRABLE LOCATION • OFF ROAD PARKING





## Additional Information

Local Authority -  
Council Tax - Band B  
Viewings - By Appointment  
Only

Floor Area - sq ft  
Tenure - Leasehold



**Approximate Floor Area**  
**798 sq. ft**  
**(74.00 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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