



9 BACK LANE RIPPONDEN

**£140,000
FREEHOLD**

Welcome to this charming mid-terrace house located on Back Lane in the picturesque village of Ripponden. Built in 1880, this historic property boasts character and charm that is sure to captivate your heart. As you step inside, you are greeted by a cosy reception room and modern fitted kitchen. The property features two bedrooms, offering ample space for a small family, guests, or even a home office. Three piece bathroom suite and cellar providing great storage space. Nestled in the heart of Ripponden village, you'll enjoy the tranquility of rural living while still being within easy reach of local amenities. Whether you're strolling through the village or exploring the surrounding countryside, this location offers the best of both worlds. Don't miss the opportunity to own a piece of history in this delightful village. Contact us today to arrange a viewing.



- SOUGHT AFTER LOCATION • TWO BEDROOMS • LIVING ROOM • KITCHEN • CELLAR PROVIDING GOOD STORAGE

Entrance vestibule

Access via a uPVC front door with further door to:

Living Room

Spacious living space with double glazed window to the front, original open stone fireplace and stone flagged flooring with door to:

Kitchen

Fitted wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Oven with induction hob and extractor fan overhead with space for an under unit fridge and door to:

Cellar

Split into two spaces and providing ample storage space.

First Floor

Landing space with door to:

Bedroom One

Double room with double glazed window to the front, radiator, fitted cupboard housing the boiler and creating storage space.

Bedroom Two

L-shaped room bedroom with double glazed window to the rear and radiator.

Bathroom

Three piece white suite comprising of WC, wash basin and paneled bath with shower overhead. Chrome heated towel rail, frosted double glazed window and tiled walls.

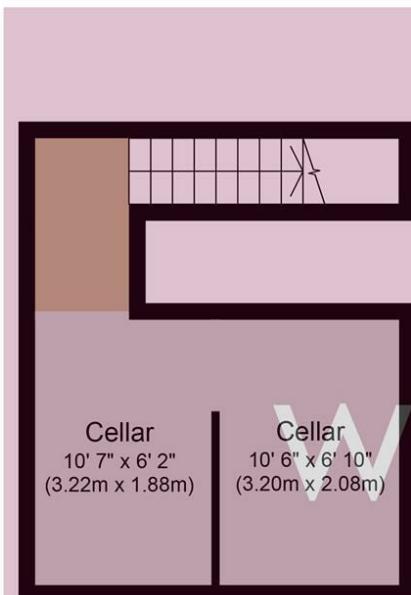
External

To the front there is a shared courtyard area.



• THREE PIECE BATHROOM SUITE • SHARED COURTYARD TO THE FRONT • NO UPWARD CHAIN





Lower Ground Floor
Approximate Floor Area
208 sq. ft.
(19.4 sq. m.)



Ground Floor
Approximate Floor Area
346 sq. ft.
(32.2 sq. m.)



First Floor
Approximate Floor Area
346 sq. ft.
(32.2 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) A		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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