



**Oldham Road, Ripponden, HX6 4EA**  
**£400,000**

**E&H** Holmes  
ESTATE AGENTS



This immaculate, semi-detached dormer bungalow is located on Oldham Road in the picturesque village of Ripponden. This property boasts a spacious layout with a contemporary dining kitchen and lounge perfect for entertaining guests or relaxing with family. With four bedrooms and three bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort. Situated in a desirable area, this house offers a blend of modern amenities and contemporary styling. The property's semi-detached structure provides a sense of community while still offering the privacy of a standalone home.

The village of Ripponden itself is known for its scenic beauty and friendly community, making it an ideal location for those looking to escape the hustle and bustle of life. With easy access to local amenities, schools, and transport links, this property offers both convenience and tranquility.

The accommodation, in brief, comprises: Entrance vestibule, lounge, inner hallway, dining kitchen, bedroom four/second reception room, utility room and cloakroom on the ground floor. To the first floor are the master bedroom with en-suite, two further bedrooms and the house bathroom.



### Entrance Vestibule

Tiled flooring. Traditional style radiator. Cupboard with hanging for coats. Composite door to front elevation.

### Inner Hall

### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Extractor fan.

### Lounge 16'1" x 13'3" (4.914 x 4.057)

Log burner. Designer radiator. UPVC double glazed window to front elevation.

### Second Reception Room / Bedroom Four 12'11" x 12'8" (3.957 x 3.861)

Currently utilised as an office. Cupboard. Radiator. UPVC double glazed window to rear elevation.

### Living / Dining Kitchen 19'4" x 16'8" (5.897 x 5.082)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl under counter sink. Eye level electric oven + combi oven. Induction hob. Designer cooker hood. Integrated dishwasher. Integrated fridge / freezer. Tiled floor. Two designer radiators. Two Velux windows. UPVC double glazed French doors to rear elevation. UPVC double glazed window to front elevation.

### Utility Room 8'9" x 8'9" (2.680 x 2.675)

Base units. Plumbing for washing machine and space for dryer. Cupboard housing boiler. Tiled floor. Radiator. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from Inner Hall. Traditional style radiator. Velux window.

### Master Bedroom 12'0" max x 11'8" (3.661 max x 3.571)

Radiator. Two Velux windows.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Ceiling spotlights. UPVC double glazed window to rear elevation.

### Bedroom Two 10'0" x 14'5" (3.062 x 4.395)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 12'6" x 12'7" (3.822 x 3.850)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Separate shower cubicle. Chrome towel radiator. Velux window.

### Parking

Driveway to rear with parking for three cars.

### Front Garden

Large patio terrace with glass balustrade. Additional shingle garden areas with planting.

### Rear Garden

Attractive low maintenance tiered garden with patio seating areas. Shed. Electric car charging point.

### Council Tax Band

D

### 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.

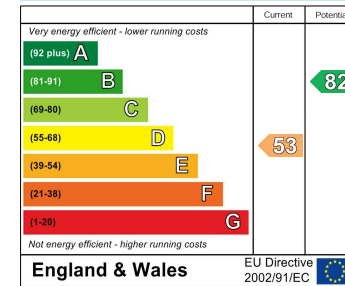
The three words designated to this property is:  
tummy.clubbing.gathers

### Disclaimer

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any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

