



**Dyson Lane
Ripponden
HX6 4EN**



A VERY WELL PRESENTED THREE BEDROOM CHARACTER SEMI DETACHED HOME WITH EASE OF ACCESS TO AMENITIES IN RIPPONDEN, ENJOYING A SOUTH FACING ASPECT AND GARAGE AT THE SIDE.

Only by an internal inspection can the standard of presentation throughout and position with South facing aspect be appreciated. It offers ideal growing family accommodation and comprises entrance lobby, lounge with superb fireplace and multi fuel stove, dining kitchen with integrated appliances and Stoves range style cooker, side lobby/utility. On the first floor are three bedrooms all with built in wardrobes and contemporary house bathroom. To the side of the property is a garage and there is rear decking and patio. The property is in a highly accessible location for Ripponden amenities as well as Leeds and Manchester via M62 and enjoys a Southerly aspect with a playing field immediately in front.

Offers over: £240,000

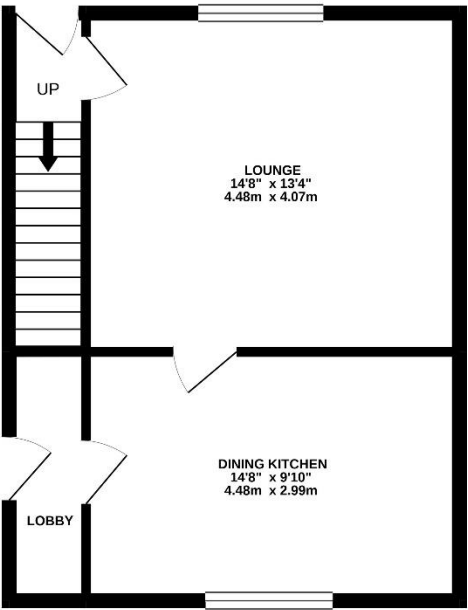


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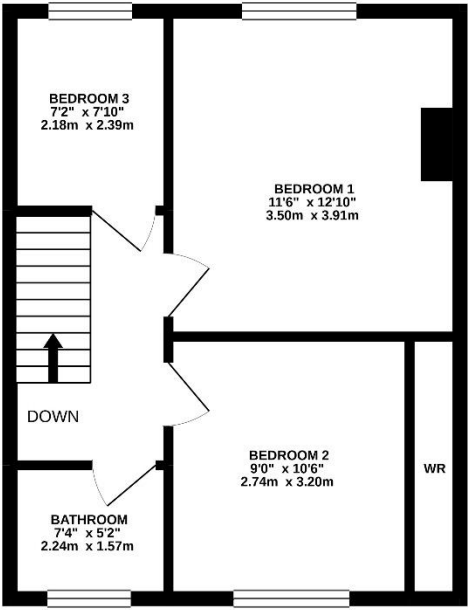
www.simonblyth.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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THE ACCOMMODATION COMPRISES

GROUND FLOOR

An external PVCu entrance door with the upper portion having multi panelled glazing gives access into the entrance lobby.

ENTRANCE LOBBY

This has the staircase rising up to the first floor accommodation, there is also a radiator, an oak internal door (which can be found throughout the property opens into the lounge).

LOUNGE

Positioned to the front of the property and enjoying a Southerly aspect through its PVCu window. This is a good sized principal reception room, characterful in nature, of particular note is the oak flooring, there is feature fireplace with exposed stonework and on a raised stone hearth stands a multi fuel stove. There is also a radiator.



DINING KITCHEN

Positioned to the rear of the property the contemporary kitchen is presented to a very high standard with an array of units to high and low level with wood box style working surfaces with grooved draining area, adjoining the sunken sink. The centre piece of the kitchen itself is the Stoves range style cooker with gas hob and usual ovens below and matching canopy style filter hood. There is integrated fridge, freezer and dishwasher, large pull out larder style cupboard, part tiled surrounds, rear PVCu window. From the dining kitchen access can be gained to the side lobby.



SIDE LOBBY

This also doubles as a utility area with plumbing for automatic washing machine and space for additional appliances such as condensing dryer, it also houses the Baxi boiler for the gas fired central heating system and has external PVCu door.

From the entrance lobby the staircase rises to the first floor landing.

FIRST FLOOR

LANDING

This gives access to all three bedrooms and house bathroom. There is a PVCu side window and access to the loft space.



BEDROOM ONE

This is a double sized bedroom positioned to the front of the property, enjoys a Southerly aspect. It is a characterful room with superb exposed fireplace, there is built in wardrobes, some with mirror finish and there is also a radiator.

BEDROOM ONE



BEDROOM TWO

Positioned to the rear of the property this is a double sized bedroom. It has to one wall a bank of built in fitted wardrobes incorporating lighting, there is PVCu rear window and radiator.



BEDROOM THREE

Positioned to the front of the property enjoying an identical outlook to the master bedroom from its PVCu window, has built in double wardrobe and overhead storage cupboards and there is also a radiator.



HOUSE BATHROOM

The stylish house bathroom with travertine style tiling, the suite comprises bath with Mira 415 shower, folding shower screen, rectangular vanity hand basin with storage cupboard below and low level WC. There is tiling to the walls and floor, upright chrome ladder style radiator and PVCu rear window.



OUTSIDE

Enjoying a most convenient position with amenities in Ripponden close by as well as local schooling and motorway access. Immediately before the property is a seating area and has well stocked flower bed. Being South facing this is a real sun trap. To the side of the property is the garage. To the rear of the property is a decked seating patio area, a most pleasant stone flagged barbecuing seating area with raised flower bed and side gate.



GARAGE

This has an up and over door as well as a rear personal door. It has power, lighting, water and alarm system.



ADDITIONAL DETAILS

CENTRAL HEATING

The property has gas fired central heating system.

DOUBLE GLAZING

The property has PVCu glazing.

VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.



MAPLE GROVE, FIXBY, HUDDERSFIELD, HD2 2FG

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

Details printed 30/04/21