

MARSH & MARSH PROPERTIES

44 Jubilee Terrace, Ripponden, Sowerby Bridge, HX6 4AE

£170,000



****ATTENTION ALL PROFESSIONAL COUPLES, YOUNG FAMILIES & FIRST TIME BUYERS****
A TWO DOUBLE BEDROOM mid-townhouse situated in the highly sought-after location of Ripponden. Ideally positioned with quick and easy access to the M62 motorway, along with local amenities and highly regarded schools close by. Scenic country walks are right on your doorstep, making this an excellent opportunity for those seeking a balance of convenience and countryside living. The property also benefits from parking and both front and rear gardens. In brief, the ground floor comprises an entrance hall, lounge and dining kitchen. To the first floor is a landing, two double bedrooms and the house bathroom fitted with a three-piece suite. Externally, to the front is an enclosed lawned garden with parking for one vehicle, while to the rear is a low-maintenance pebbled garden. An internal inspection is strongly advised to truly appreciate what this property has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE HALL

An entrance hall with a UPVC front door, radiator and useful under-stair storage. Stairs rise from this space to the first floor.

LIVING ROOM 3.4 x 3.7m (11'1 x 11'11)



A spacious lounge featuring a gas fire, decorative coving and dado rail, a radiator, and a UPVC window enjoying a pleasant hillside outlook.

DINING KITCHEN 5.2 x 2.6m (17'0 x 8'6)



A fitted dining kitchen with tiled flooring and a fitted kitchen including a sink with chrome mixer tap and splashback tiles. Appliances include a built-in oven, hob, extractor fan and washing machine. The space benefits from a radiator, UPVC windows

and a UPVC rear door.



LANDING

A landing providing access to both bedrooms and the house bathroom.

BEDROOM ONE 4.2 x 3.0m (13'9 x 9'8)



A large double bedroom with a fitted storage cupboard, radiator and a UPVC window with a pleasant hillside outlook.



BEDROOM TWO 2.8 x 3.3m (9'4 x 10'9)



A double bedroom featuring an airing cupboard housing the combination boiler, a radiator and a UPVC window.

BATHROOM

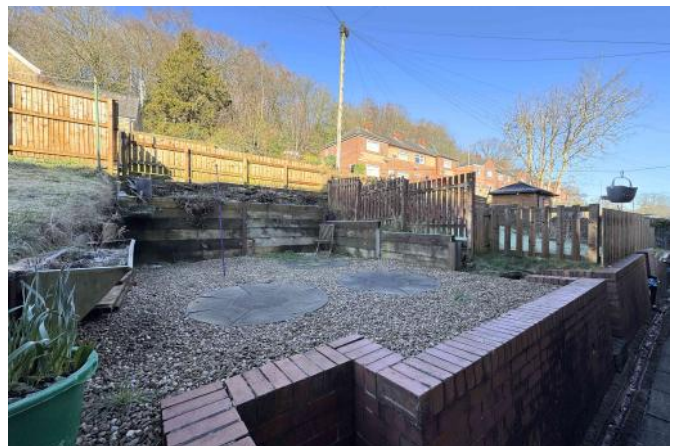


A three-piece bathroom suite comprising a bathtub with shower above, pedestal sink and low flush toilet. Additional features include partially tiled walls, a radiator and a UPVC window.

EXTERNAL



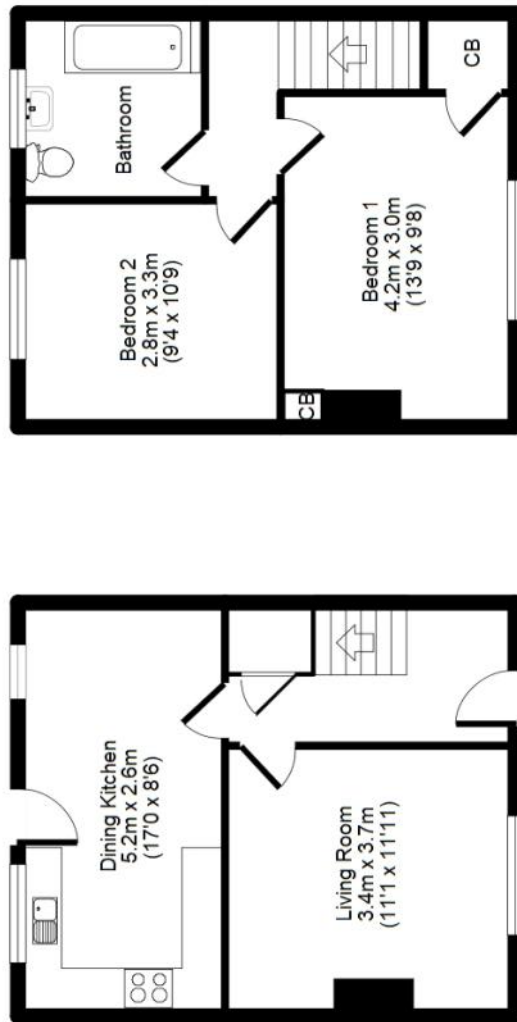
To the front of the property is an enclosed lawned garden with steps leading down to a parking space for one vehicle. To the rear are steps up to a low-maintenance pebbled garden.





Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 699 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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