

Peter David Properties

Residential Sales and Lettings

Oldham Road
£135,000



Peter David are pleased to offer this substantial five bedroom through terrace to the market for sale. The property does require a programme of modernisation, and this has been reflected in the reduced asking price. Ultimately this property has considerable potential and will make a substantial family home in the very popular residential area of Rishworth. To the rear is a raised gravelled area and a tarmac yard for hanging out the washing. The property benefits from PVCu double glazing and electric heating with pleasant views over the surrounding hillside. We understand the property is connected to mains gas, electricity and water supplies.

Rishworth is set in the Ryburn Valley and is conveniently located for the M62 network for commuters travelling along the trans Pennine commuter belt. Alternatively the villages of Ripponden and Sowerby Bridge are a short drive away. The very popular Booth Wood Inn is ideal for eating out or socialising and the Independent Rishworth School is a very well regarded school catering for all ages 3-18. The Ryburn Valley offers many options for walkers and cyclists alike where you can travel the smaller country roads and appreciate the beauty of the Pennine landscape.

The accommodation, set over three floors, briefly comprises of an entrance hall, living room, kitchen diner with access to the rear, to the first floor three bedrooms and the house bathroom and to the second floor two further bedrooms.

This property will be of interest to a family looking to make a home and design to their own needs, or possibly a developer. Please direct any enquiry you may have to our sales team who will be happy

to assist you.

Features

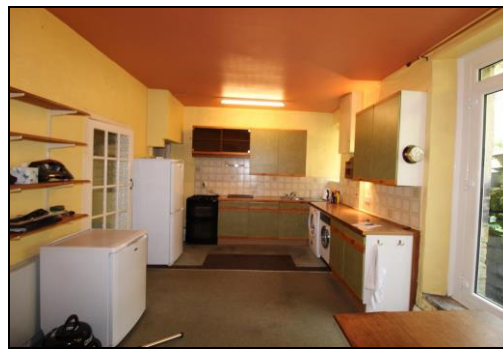
- Stone built through terrace
- Five bedrooms
- In need of modernisation
- Yard to the rear
- PVCu double glazing
- Excellent commuter links
- M62 only 5 minutes' drive away
- EPC band G
- Good local schools, shops and restaurants
- To view call the sales team 01422 366948

Outside

To the rear is a raised gravelled area and a tarmac yard for hanging out the washing. To the front the property is pavement lined with on street parking.

Directions

Please use the post code HX6 4QU for sat nav directions



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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