

5 Cairns Walk, Ripponden, HX6 4JR
Offers In The Region Of £295,000

Offered FOR SALE is this FOUR bedroom end town house in this cul-de-sac position in the popular area of Ripponden. Accommodation comprises; Entrance hallway, cloaks/w.c. utility and study/bedroom four. Integral garage. To the first floor; landing, lounge and dining kitchen. To the second floor; landing, three bedrooms (master with en-suite shower room) and bathroom. Off road parking to front and garden to rear. The property benefits from Upvc double glazing, security alarm system and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal family home.

Ground Floor

Entrance Hallway



Wooden double glazed door to front. Siemens room stat/programmer, laminate floor and cornice to ceiling. Spotlights, radiator and understairs storage. Staircase access to first floor and doors to cloaks/w.c. bedroom four/study, utility and integral garage;

Integral Garage 9'9" x 16'3" (2.98 x 4.96)

Up and over door, power and light. Fusebox.

Cloaks/w.c.



Two piece suite comprising low flush w.c. and corner sink with tiled splashback. Laminate floor, extractor fan and radiator.

Utility 4'3" x 6'5" (1.3 x 1.96)



Base units with laminate worktop, stainless steel sink and drainer and plumbing for washing machine. Laminate floor, extractor fan and spotlights.

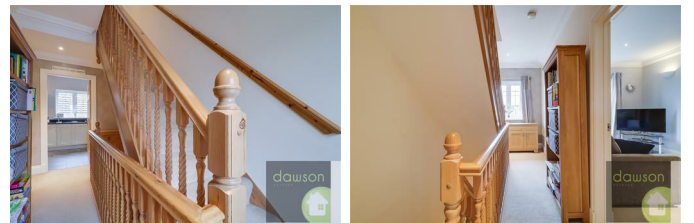
Bedroom Four/Study 8'8" x 9'7" (2.66 x 2.93)



Double bedroom with laminate floor, cornice to ceiling and radiator. Upvc double glazed ledged effect window to side, telephone point and t.v. point.

First Floor

Landing



Radiator, cornice to ceiling and Upvc double glazed ledged effect window to front. Doors to dining kitchen and lounge;

Lounge 9'8" x 16'2" (2.95 x 4.94)



Upvc double glazed french doors to front with juliet balcony. Electric fire, two radiators and cornice to ceiling. Spotlights, wall lights and t.v. point. Double doors to dining kitchen;

Dining Kitchen 8'11" x 16'9" (2.74 x 5.11)



Having a range of wall and base units with granite worktop and splashback. 'Siemens' range electric oven and gas hob with stainless steel splashback and 'Siemens' extractor hood above. Integrated 'Beko' dishwasher (six months old), space for fridge/freezer and 'Rangemaster' stainless steel one and a half sink and drainer. Modern radiator, tiled floor and usb socket. Upvc double glazed leaded effect window and Upvc double glazed french doors to rear. T.v. point and telephone point.

Second Floor

Landing

Coving to ceiling, spotlights and storage cupboard housing the boiler.

Bedroom One 9'8" x 10'2" (2.97 x 3.1)



Double bedroom with radiator, coving to ceiling and usb socket. Telephone point, Upvc double glazed leaded effect window to front and door to en-suite shower room;

En-suite Shower Room 4'11" x 7'1" (1.52 x 2.18)



Three piece suite comprising low flush w.c. pedestal wash basin and shower with mixer and waterfall shower. Tiled floor, part tiled walls and heated towel radiator. Extractor fan, spotlights and electric shaver point. Upvc obscure double glazed window to side.

Bedroom Two 8'5" x 10'5" (2.57 x 3.19)

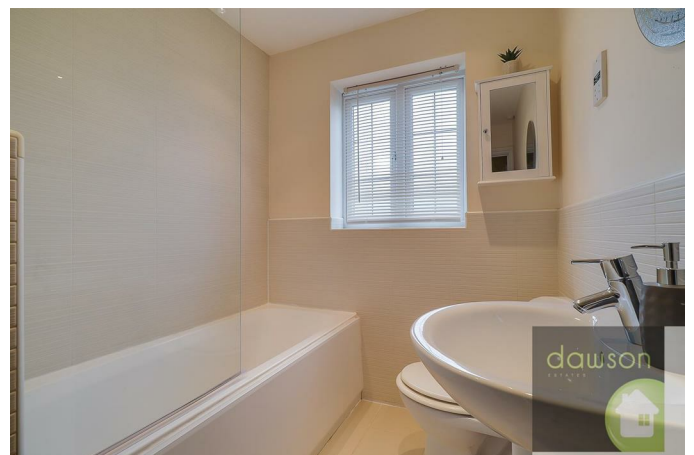


Double bedroom with radiator, loft hatch, t.v. aerial lead and Upvc double glazed leaded effect window to rear.

Bedroom Three 7'10" x 9'6" (2.41 x 2.92)

Single bedroom with radiator, hanging rails and Upvc double glazed leaded effect window to rear.

Bathroom 5'10" x 8'9" (1.78 x 2.67)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over. Spotlights, electric shaver point and tiled floor. Part tiled walls, heated towel radiator and extractor fan. Storage cupboard and Upvc obscure double glazed window to front.

External



To the front is a patio, artificial lawn and pebbled area. Gas and electric meters. External light. Driveway. To the side is a pebbled area and artificial lawn. Bin store and security light. To the rear is a patio garden with outside room currently used as a home bar. T.v. and beer fridge included in sale. Security light. Raised decked area with pedestrian access to Dyson Lane.

Parking

Garage and driveway provides off road parking. On street parking also available.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

D

Water

Water meter

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

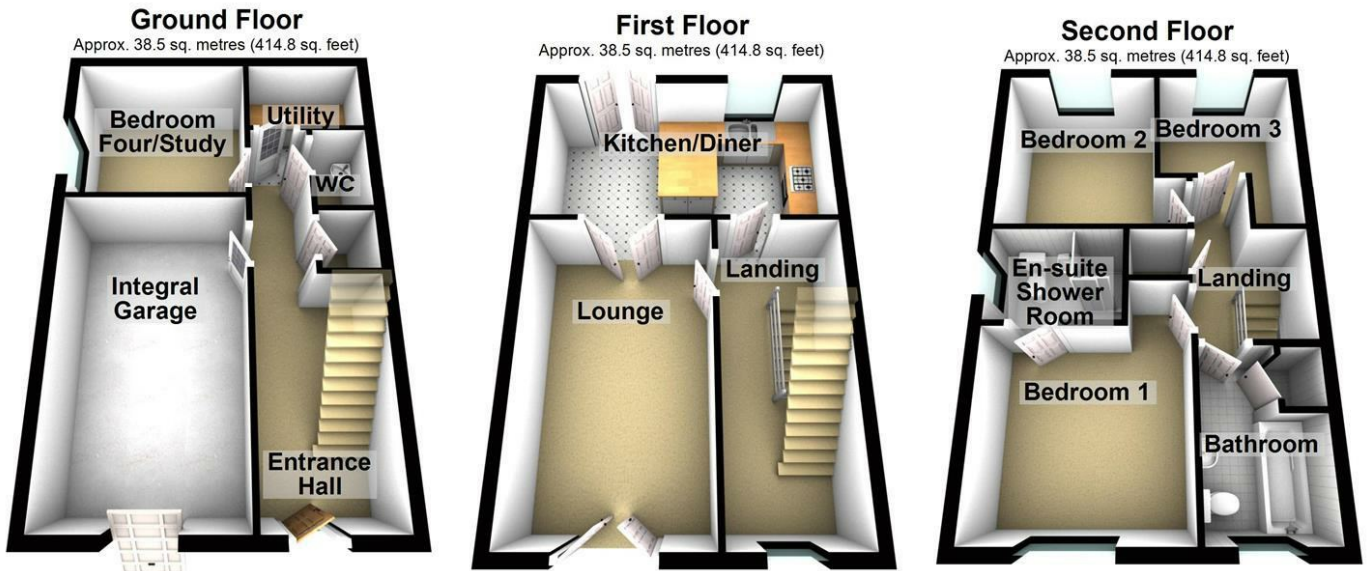
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

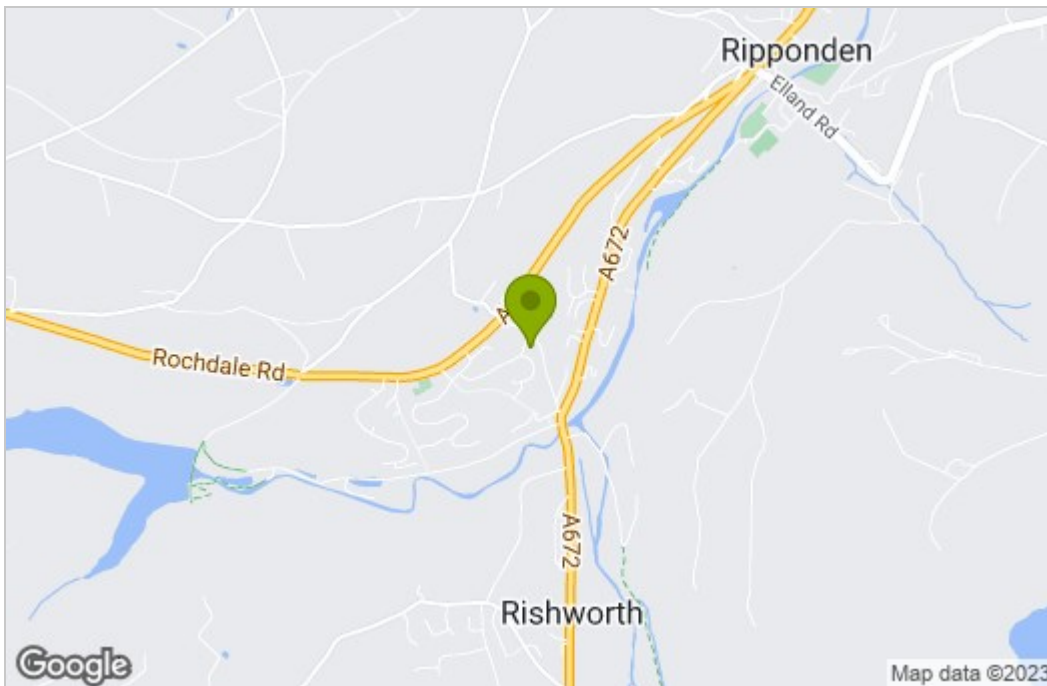
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Floor Plan



Total area: approx. 115.6 sq. metres (1244.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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