



ESTATE AGENT

Dedicated to selling your home...



- INDIVIDUALLY DESIGNED DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & CONSERVATORY
- FITTED KITCHEN & UTILITY ROOM
- THREE DOUBLE BEDROOMS
- STUDY/ 4TH BEDROOM
- EN-SUITE & FAMILY BATHROOMS
- INTEGRAL DOUBLE GARAGE & GYM
- LANDSCAPED GARDENS & GENEROUS PARKING
- DESIRABLE VILLAGE LOCATION
- M62 WITHIN 15 MINUTES DRIVE

£425,000



1 Willow Clough, Ripponden, Sowerby Bridge, HX6 4SA

A substantial stone-built individually designed detached house, located on a small cul-de-sac of only five properties in the village of Ripponden. The generously proportioned and attractively presented accommodation is arranged over three floors, allowing for flexibility of use. The two reception rooms are complemented by a large conservatory overlooking the landscaped garden and the three good-size bedrooms have the advantage of en-suite and family bathrooms. The study could easily be utilised as a fourth bedroom, if so desired. The large integral garage has an automatic opening door and there is a useful gym and separate utility room.

The gardens surround the property and have been designed for ease of maintenance with stone paved patio areas, herbaceous borders and mature trees. There is generous parking to the front of the residence.

Willow Clough is within ½ mile walk of the centre of the village, which has excellent amenities including a village school, health centre, shops, pubs and restaurants. There is a regular bus service and the M62 motorway (J22 & J24) is within 15 minutes drive allowing speedy access to Manchester, Leeds and the motorway network.

Directions

From the traffic lights in the centre of Ripponden take the Oldham Road and proceed past the Besom Pub and Willow Clough is second left directly after Stepping Stones & Excelsior Mill. Follow the round down to the bottom and number 1 is the last house.

Accommodation (all sizes approximate)

UPVC entrance door opening into Entrance Hall.

Entrance Hall

Door giving access to stairs leading down to the Lower Ground Floor, Inner Hallway and stairs leading up to the Ground Floor, Landing with turned timber spindle balustrade and handrail. Dado rail, wall light point and telephone point. Door giving access to Cloakroom.

Cloakroom: 8'3" x 7'10" maximum (2.52m x 2.39m)

A good size cloakroom with window to the rear elevation. Fitted with a two-piece suite in white comprising pedestal wash hand basin with ceramic tiled splashback and WC.

Lower Ground Floor

Inner Hallway

Ceiling light point. Laminate floor. Spacious understairs storage cupboard with fitted shelves.

Utility: 11'3" x 9'5" (3.43m x 2.87m)

Window to the rear elevation with stone sill. Wood effect laminate worktop with cupboards below and a stainless steel sink and double drainer inset, ceramic tiled splashback. Plumbed for an automatic washing machine. Wall mounted Alpha 240P gas fired combination boiler. Strip light to ceiling. Laminate floor.

Gym: 16'2" x 11'1" maximum (4.93m x 3.38m)

Internal windowpane facing onto Garage. Electric power. Strip lights to the ceiling. Specialised cushioned gym flooring.

Double Garage: 23'4" x 16'3" maximum (7.11m x 4.95m)

Fitted with a remote control operated door. Benefiting from electric power and light.

Ground Floor

Landing Area

Dado rail and wall light point. Stairs leading up to the split-level landing and continuing to the First Floor, ceiling light point, feature arched window to the front elevation.



Kitchen: 11'10" x 9'9" (3.61m x 2.97m)

Window to rear elevation and door to outside. Fitted with a range of maple effect wall and base units incorporating corner display shelving. Laminate work surfaces with ceramic tiled splash backs. 1½ bowl sink with mixer tap over inset to worktop. Integrated Hotpoint electric fan assisted oven with a four-ring gas hob over and built in extractor hood above. Plumbed for dishwasher. Individually designed Amtico flooring. TV point. Open archway through to dining room.



Dining Room: 16'8" x 11'6" maximum (5.08m x 3.51m)

Sliding patio door opening through to Conservatory. Attractive fireplace with ornate timber fire surround, marble inset and hearth and fitted with a real flame effect gas fire. Three wall light points. TV point and telephone point.



Conservatory: 12'0" x 18'10" max. (3.66m x 5.74m)

A particularly large and impressive UPVC conservatory with room for both dining and sitting areas. Stone flooring. Ceiling fanlight. French Doors giving access to the garden.

Lounge: 23'8" x 16'3" maximum (7.21m x 4.95m)

A great size room with windows to three elevations. Contemporary fireplace with a cream coloured fire surround, granite inset and hearth and fitted with a real flame effect gas fire. Six wall light points. Ornate coving to the ceiling, dado rail. Decorative radiator covers. TV point and telephone point.



Study/ Bedroom 4: 8'5" x 7'9" maximum (2.57m x 2.36m)

Presently used as a study but would make an ideal fourth bedroom. Window to the rear elevation. Ceiling light point. TV point.

First Floor

Landing

Turned timber spindle balustrade and handrail. Ceiling light point. Dado rail. Doors leading through to Bedrooms and Bathroom.

Bedroom 1: 16'8" x 11'6" maximum (5.08m x 3.51m)

Windows to the side and rear elevations. Recessed halogen ceiling lighting. TV point and telephone point. Door through to En-Suite.



En-Suite



Obscure glazed window to the rear elevation. Fitted with a three piece suite comprising pedestal wash hand basin with ceramic tiled splashback, WC and fully tiled shower cubicle fitted with an electric Mira shower. Recessed ceiling lighting.

Bedroom 2: 16'3" x 11'8" maximum (4.95m x 3.56m)

Exposed timber flooring. Window to the front elevation and window to the side elevation. Recessed halogen ceiling lighting. TV point.



Bedroom 3: 16'2" x 11'7" maximum (4.93m x 3.53m)

Window to the front elevation and window to the side elevation. Recessed halogen ceiling lighting. TV point.

Bathroom

Obscure glazed window to the rear elevation. Fitted with a three-piece suite in white comprising pedestal wash hand basin with ceramic tiled splashback, WC and corner bath with mixer.



Outside

To the front of the property is a large tarmac hardstanding providing off road parking for several vehicles. Stone steps lead off the hardstanding and up to the front entrance door. A wrought iron gate gives access to the side of the property where a gravel pathway leads to the rear garden. The landscaped rear garden is split-level. To this lower level is a large established rockery bed with ornamental pond.

Steps lead up to the middle level where there is an extensive designer paved patio with central circular feature and further steps lead up to the upper level where there is a another raised stone circular feature surrounded by mature trees.

A gravel pathway leads off and extends along the topside of the property with mature borders to either side. Steps lead down to a paved area, which extends along the side of Conservatory.

Heating

Gas central heating with hot water radiators complemented by double glazed windows. The conservatory is UPVC double-glazed.

Council Tax: Band F

1 Willow Clough, Ripponden

Approximate Gross Internal Area (Including Garage) :-
265 sq m / 2852 sq ft

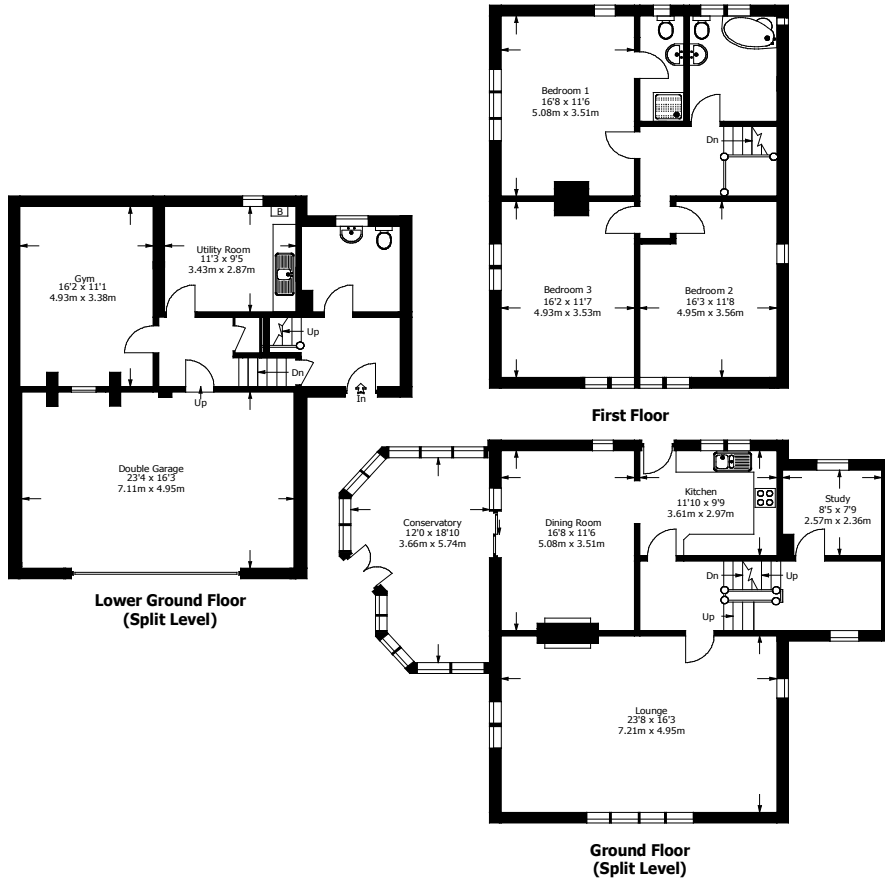


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