



ESTATE AGENT

Dedicated to selling your home...



- DETACHED HOUSE WITH FINE VIEWS
- LOUNGE WITH STONE FIREPLACE
- FITTED DINING KITCHEN
- THREE BEDROOMS
- BATHROOM & SHOWER ROOM
- GAS CENTRAL HEATING & UPVC DG
- STONE-PAVED PATIO & LAWN
- DOUBLE GARAGE & PARKING
- DESIRABLE VILLAGE LOCATION

£289,950



Clough Acres, Elland Road, Ripponden, Sowerby Bridge, HX6 4HW

An individually designed and built detached residence, offering deceptively spacious accommodation arranged over two floors, with the advantage of double bedrooms on both levels. This immaculately presented home includes a tastefully decorated lounge complete with Portuguese limestone fireplace, spacious dining kitchen, three good size bedrooms (one of which can easily function as a dining room) modern bathroom and shower room. The principle rooms enjoy the fantastic far-reaching views over the village of Ripponden.

The property is surrounded by a delightful patio garden, with a stone-paved terrace ideal for al-fresco dining. There is a separate lawn area at a lower level, adjacent to the parking area and the advantage of a double garage.



The excellent and varied amenities of Ripponden are within 10 minutes walk, and include a brand new health centre, library, village school, 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 the motorway network, Manchester and Leeds.

Directions

From Ripponden traffic lights turn up Elland Road, and continue over the bridge, turning left immediately after the triangle hazard sign (and before the sharp left hand bend) into a private drive. The garage for the property has a green door and is straight ahead. Park in front of the garage or in the parking area opposite.

Accommodation (all sizes approximate)

UPVC double-glazed entrance door with stained glass window and side window panel into entrance hall.

Entrance Hall

Useful cloaks cupboard, telephone point, coving to ceiling, centre ceiling light. Staircase to lower ground floor.

Dining Kitchen: 4.0m x 3.7m

This spacious bright kitchen is fitted with a range of matching wall and floor mounted cupboards with laminate worktops incorporating 1½ bowl sink with drainer and having tiled splashbacks. Freestanding cooker with electric ceramic hob and double electric oven, plumbed for automatic washing machine. Windows to the front and side elevations affording fantastic views. Door leading directly out to the patio

garden. Quality cushion flooring and strip lighting to ceiling. TV aerial point.



Lounge: 4.8m x 3.6m

Another lovely, spacious and bright room with windows to the front and side elevations again providing fantastic views across the Ripponden valley. Portuguese stone feature fireplace with a coal effect electric fire. Decorative centre ceiling rose and coving to the ceiling. TV aerial point.



Bedroom 1: 3.9m x 3.0m

Located to the rear of the property with window to the side elevation overlooking the patio garden. Fitted with a range of bedroom furniture comprising wardrobes, over bed storage, dressing table, drawers and bedside cabinets. Coving to the ceiling, centre ceiling light, TV aerial point and telephone point.



Bathroom

Housing a three-piece white suite comprising panel bath with Grohe shower over, shower screen and mixer tap, vanity unit incorporating basin, flush-fitting WC and useful storage cupboards. Obscure glazed window to the rear elevation. Fully tiled bathroom with coving to ceiling, radiator, Manrose extractor fan.

Bedroom 2/Dining Room: 3.1m x 2.8m

This room is currently being used as a dining room and has a window to the side elevation, coving to the ceiling, centre ceiling light, and TV aerial point.



Lower Ground Floor

Hallway/Study: 3.5m x 2.7m

With glazed door leading out to:

Entrance Porch

Windows to the front and rear elevations, tiled floor, electric power and light, door to outside.

Shower Room

Fitted with a three-piece suite incorporating flush-fitting WC with concealed cistern, vanity unit with basin and mirror with light over, fully tiled shower cubicle with folding concertina door and Mira excel shower. The shower room is part tiled with a tiled floor, glass shelving, towel rail, radiator, ceiling light and Expelair.

Bedroom 3: 4.8m x 3.6m

Spacious double bedroom with window to the side elevation. Built in wardrobes to one wall providing hanging space, shelving and housing the Worcester combination boiler. Coving to ceiling and centre ceiling light. Two wall lamps, telephone point.



Outside

The property is approached via a shared driveway leading to the double garage and hardstanding providing parking for one vehicle. There is a large lawned area with views across the valley, mature shrub borders and dry stone wall.



Steps and a tarmac ramp with a mature shrub border lead up to the property. At lower ground floor level (to the side of the property) there

is a flagged decorative garden area with mature shrubs and a path leading to the lower ground floor porch. Further steps lead up to the ground floor level with an attractive, well maintained flagged patio garden on a number of levels providing seating areas, small square pond, circular decorative flagged area with pergola, steps leading up to a greenhouse, shed and lawn.



Views across Ripponden Valley

Double Garage

With up and over door electric door, electric light and power and water tap.

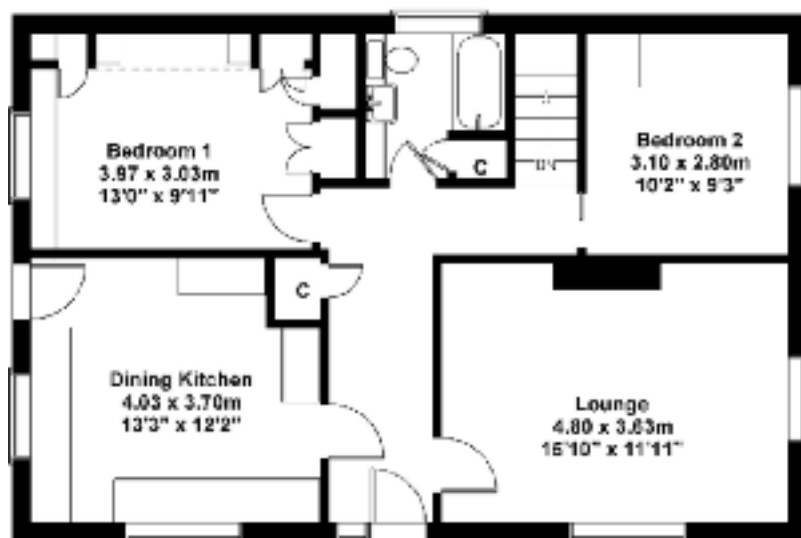
Heating

Mains gas central heating complemented by UPVC double-glazing throughout.

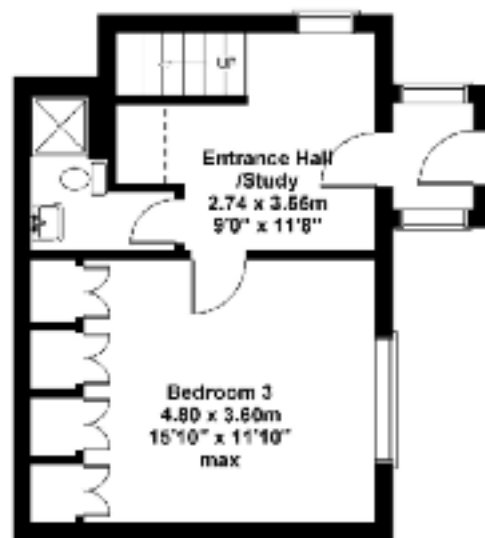
Council Tax: Band D

Clough Acres

Approximate gross internal area 1145 sq ft - 106 sq m



GROUND FLOOR



LOWER GROUND FLOOR



Please Note Sketch plan for illustrative purposes only, not to scale. All Measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. Details prepared May 2010.

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