







OLD POND HOUSE

390A SADDLEWORTH ROAD | GREETLAND | HX4 8NF

Occupying a premium plot on the outskirts of Greetland this large detached residence enjoys far-reaching countryside views across the valley.

This individually designed property is an ideal family home with three reception rooms, a beautiful breakfast kitchen with adjacent utility room, plus three double bedrooms and three bathrooms. In addition there is a large games room with adjoining storeroom above the garage that would lend itself to provide a master bedroom suite.

The landscaped garden, with lawns, sun decks and patio extends around three sides of the property. There is off road parking and an integral double garage with electric door.



GROUND FLOOR

Entrance Hall
Breakfast Kitchen
Dining Room
Sitting Room
Orangery
Study
Utility Room
Integral Double Garage

FIRST FLOOR

Bedroom 3
En-Suite Shower
Sitting Room Gallery
Study Gallery
Games Room
Storeroom

COUNCIL TAX BAND

F

HALF LANDING

Bedroom 1
En-suite Shower
Bedroom 2
Bathroom

EPC RATING

C

INTERNAL NOTES

The property is entered into a sunny entrance hall that extends across the property and features windows overlooking the garden.

There are three reception rooms; a sitting room open to roof height with stunning feature fireplace and gallery above, a delightful orangery and dining room which is open through to the breakfast kitchen.

The spacious breakfast kitchen houses quality cream Shaker units with granite worktops and a breakfast bar. Equipped with a Rangemaster oven with five-ring induction hob and matching canopy, integrated appliances include a dishwasher and fridge. There is an adjacent utility room with fitted units, integrated freezer and microwave, plumbing for a washing machine, space for a dryer and external door into the garden. The ground floor accommodation is completed with a wood-panelled study with staircase rising to gallery above, large enough to provide further office space.

Bedrooms 1 and 2 are located off a half-landing that also provides access to the sitting room. Bedroom 1 features a separate dressing room with fitted wardrobes and an en-suite shower room housing a shower, WC and wash basin mounted in a vanity unit. Bedroom 2 is a generous double and adjacent to the family bathroom which houses a bath with mixer tap, WC and wash basin housed in a marble-topped wash stand.

From the half landing a staircase rises to the first floor where there is access to the sitting room gallery and bedroom 3, another double bedroom with three-piece en-suite shower room.

The double garage with remote controlled Hormann electric door is accessed via a fire door from the utility room, there is a useful WC and a staircase rises to the Games room above and adjacent storeroom (offering potential to create a spacious bedroom suite). From the storeroom a connecting door leads to the galleries above the dining room and study.

EXTERNAL

At the front of the property is a block paved driveway providing parking in front of the double garage. A decorative wrought iron gate leads into a stone flagged patio garden with steps leading to a large lawn which extends around the side and rear of the property. A timber sundeck extends around to the rear lawned garden with a raised stone-flagged patio and bordered by mature flower beds, trees and shrubberies.

LOCATION

The property enjoys a convenient location in the sought after residential area of Greetland, within walking distance of Greetland Academy primary school and with excellent transport links close by. Nearby West Vale has excellent amenities including a doctor's surgery and pharmacy, two small supermarkets and a range of independent shops, bars and restaurants. There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There is a mainline railway station in nearby Sowerby Bridge.

SERVICES

All mains services. Gas central heating, boiler located in garage. UPVC double glazing.

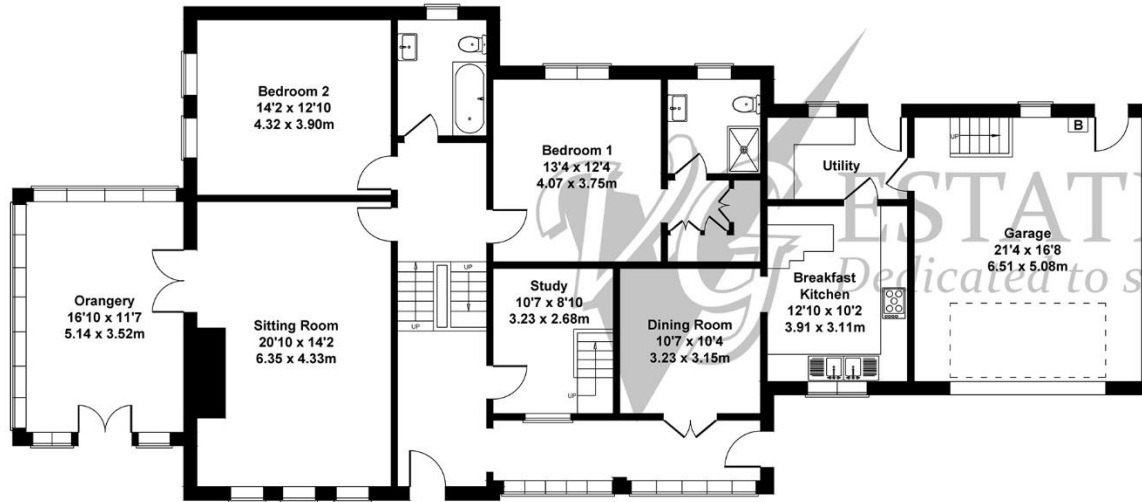
TENURE Freehold.

DIRECTIONS

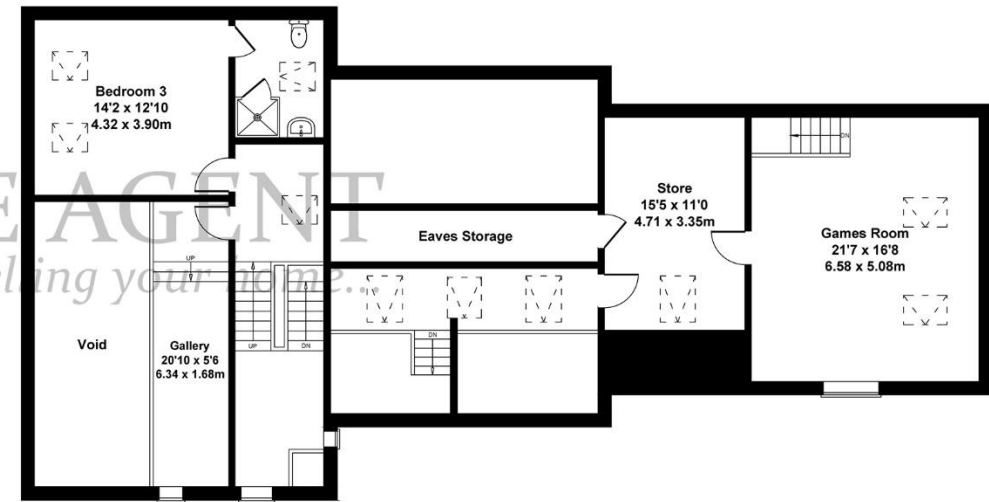
From Ripponden, take the B6113 Elland Road uphill and after passing The Fleece Inn on the left hand side, fork right into Barkisland. Proceed ahead at the first crossroads and left into Saddleworth Road at the second crossroads. Proceed along Saddleworth Road for approximately 1.5 miles and Old Pond House is located on the left immediately after the entrance into Trenance Gardens.



Approximate Gross Internal Area
3348 sq ft - 311 sq m



GROUND FLOOR



SECOND FLOOR

FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
 Tel: 01422 822277 Mobile: 07787 521045
 E-mail: ripponden@houses.vg
www.houses.vg

IMPORTANT NOTICE

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. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.