







# 1 PARKFIELD DRIVE

SOWERBY BRIDGE | HX6 3PJ

Dating back to 1926 this distinctive property stands in a superb elevated position enjoying enviable views along the Ryburn Valley. This unique property still retains some of the original features including stunning stained glass windows, yet with the benefit of modern fixtures, fittings and utilities.

The well-presented accommodation includes two dual aspect reception rooms, a spacious dining kitchen, three double bedrooms, family bathroom and ground floor cloakroom.

Outside there is a private driveway leading to generous parking and mature gardens to front and rear.

Available with NO UPWARD CHAIN



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Living Room  
Breakfast Kitchen  
Entrance Porch  
Cloakroom / WC

## COUNCIL TAX

D

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom

## EPC RATING

E

### INTERNAL

The property is accessed via an attractive and bright entrance hall with panelled walls and staircase rising to the first floor. There is a two-piece cloakroom located off the hallway and access to the front entrance porch.

There are two spacious reception rooms, both equal in size and having dual aspect windows affording fabulous far-reaching views. The fireplace in the living room houses an electric fire and there is an open fireplace in the sitting room.

The dining kitchen benefits from French doors opening into the garden and is fitted with a range of gloss units with complementary work tops, undermounted sink and breakfast bar. Equipment includes an eye-level double oven, five-ring gas hob with filter canopy over and integrated dishwasher; there is plumbing for a washer and space for an American style fridge-freezer.

The first floor landing features two original stained glass windows that provide plentiful light. There are three double bedrooms off the landing with bedrooms 1 and 2 being particularly spacious and dual aspect, again enjoying the superb views. The first floor accommodation is completed with a four-piece bathroom fully-tiled with travertine tiles and housing a walk-in shower, free-standing bath, WC and wash basin mounted on a vanity unit.

### EXTERNAL

The property stands in a sloping plot adjacent to open fields. There is a drive leading from Parkfield Drive to the level parking to the side elevation of the property. Alongside the drive is a bank of mature shrubs and trees and to the front of the property is a curved level lawn enjoying panoramic views. To the rear of the property is a patio accessed from the dining kitchen and bordered by a shrubbery. Steps lead up from the patio to Lower Brockwell Lane, affording additional access to the property.

### LOCATION

Located between Sowerby Bridge and the village of Triangle with its village school, day nursery, store with post office, and a cricket club. There is a regular bus service to Sowerby Bridge, Halifax and Ripponden close by. The extensive amenities of Sowerby Bridge including a main line railway station are just 5 minutes' drive. The M62 (J22 & J24) are approximately 20 minutes' drive.

### SERVICES

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

**TENURE** Freehold

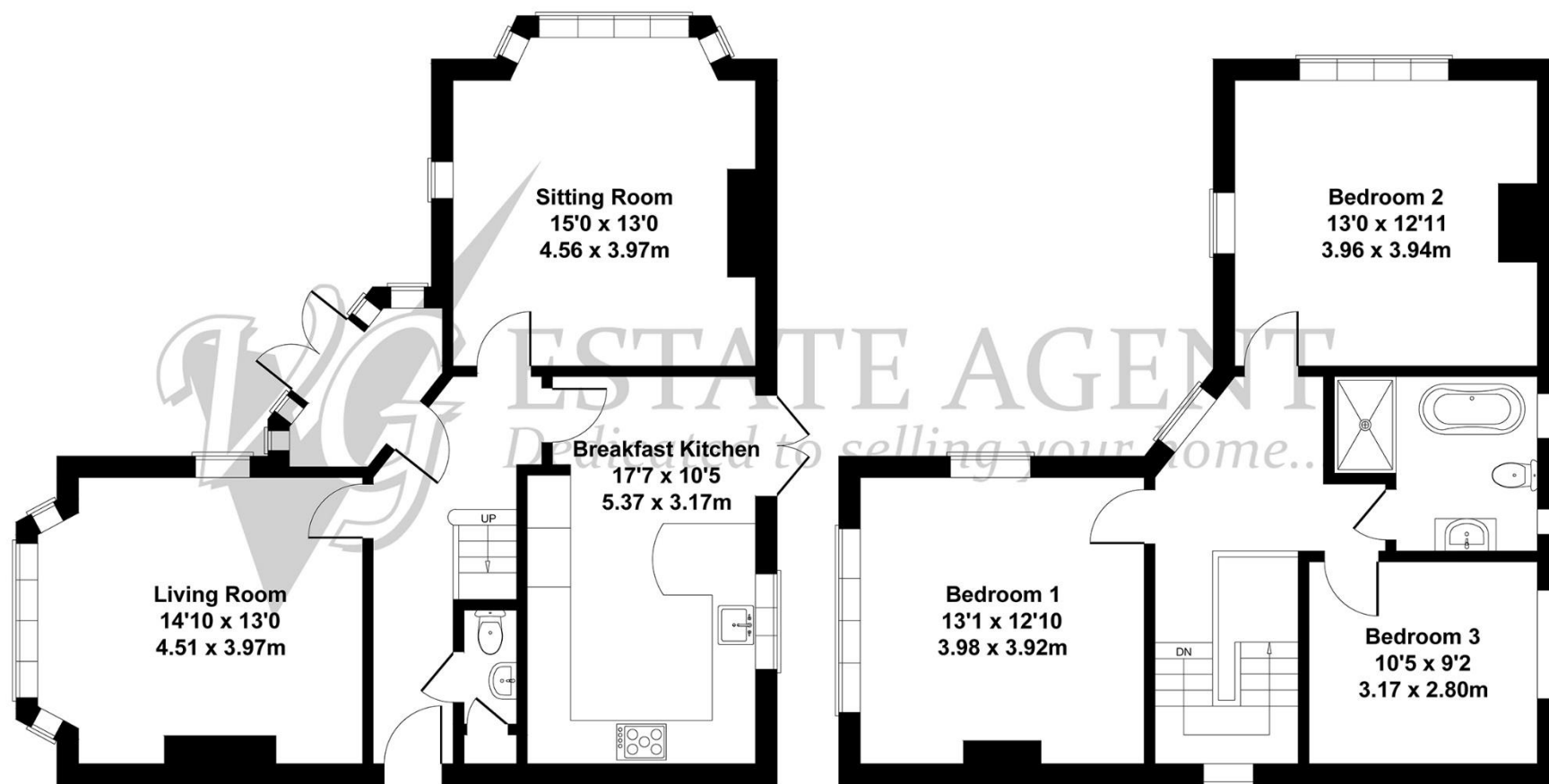
### DIRECTIONS

**VIA ROCHDALE ROAD** - From Ripponden take the A58 towards Sowerby Bridge, continue through Triangle towards Sowerby Bridge. After passing Woodlands and Lower Brockwell Lane on the left, and Mill House Lane/Mill House Works Industrial Units on the right, turn next left (approx. 100 yards) between Nos 100 & 98 Rochdale Road, into Parkfield Drive. Proceed uphill, then turn right, proceeding to the end of Parkfield Drive where a private driveway leads up to the property.

**VIA LOWER BROCKWELL LANE** - From Ripponden take the A58 towards Sowerby Bridge, continue through Triangle. After passing Woodlands turn left into Lower Brockwell Lane and proceed from approximately 1/4 mile. 1 Parkfield Drive can be found on the right hand side identified by our For Sale board, access the property down a flight of stone steps.



Approximate Gross Internal Area  
1389 sq ft - 129 sq m



GROUND FLOOR

FIRST FLOOR





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#### 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.