







# 37 ASHFIELD ROAD

GREETLAND | HX4 8HY

Situated in a popular residential area of Greetland this well-presented detached stone-built property has been extended to provide spacious family accommodation arranged over two floors.

Whilst boasting a splendid modern dining kitchen with wall-to wall bi-fold doors the rest of the house retains original features such as ornate coving and leaded windows. Accommodation also includes two reception rooms, study, utility room, four bedrooms a bathroom and ground floor shower room.

Outside is a fully enclosed garden with a gated driveway affording plentiful parking, sundeck, stone-flagged patio and level lawns.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Snug / Dining Room  
Dining Kitchen  
Pantry  
Study  
Shower Room

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

COUNCIL TAX

E

EPC RATING

E

## INTERNAL

The property is entered via a bright entrance hall with staircase rising to the first floor.

There are two well-proportioned reception rooms; a dual aspect sitting room with deep bay window and a marble effect fire surround housing a gas fire, and a snug with fireplace housing a multi-fuel stove and having direct access into the garden via French doors.

The stunning dining kitchen features a wall of bi-fold doors opening onto the sundeck. The kitchen is fitted with deep blue units, quartz worktops and features a large central island with undermounted sink and boiling tap. Equipment includes a large range style cooker with induction hob and filter canopy over, and integrated appliances include two dishwashers, wine cooler, larder fridge and freezer. Adjacent to the kitchen is a utility room plumbed for a washer and having space for a dryer. There is a walk-in pantry and a door from the pantry leads into a spacious study. Completing the ground floor accommodation is a three-piece shower room comprising shower, WC and basin, and a door to the useful storage cellar.

There are four bedrooms located on the first floor; two large double bedrooms enjoying far-reaching views and two further bedrooms. The first floor accommodation is completed with a contemporary three-piece bathroom housing a double ended bath with rainhead shower over, WC and round wash basin mounted on a timber plinth.

## EXTERNAL

There is gated access to a block paved driveway affording generous parking, adjacent to the drive is a level lawn. The low-maintenance rear garden is fully enclosed and comprises a large sundeck, a stone-flagged patio and an easily managed artificial lawn.

## LOCATION

Being located towards the top of the desirable village of Greetland, the property sits conveniently for access to the highly regarded Greetland Academy village school. Greetland has excellent village amenities including primary school, a general store, and a community and sports centre with playing fields. The extensive facilities of nearby West Vale include a Health Centre, pharmacy and a choice of bars and restaurants are just a short drive away.

There is a regular bus service and the M62 (J24) 10 minutes' drive, providing excellent commuter links to Leeds, Bradford and Manchester.

## SERVICES

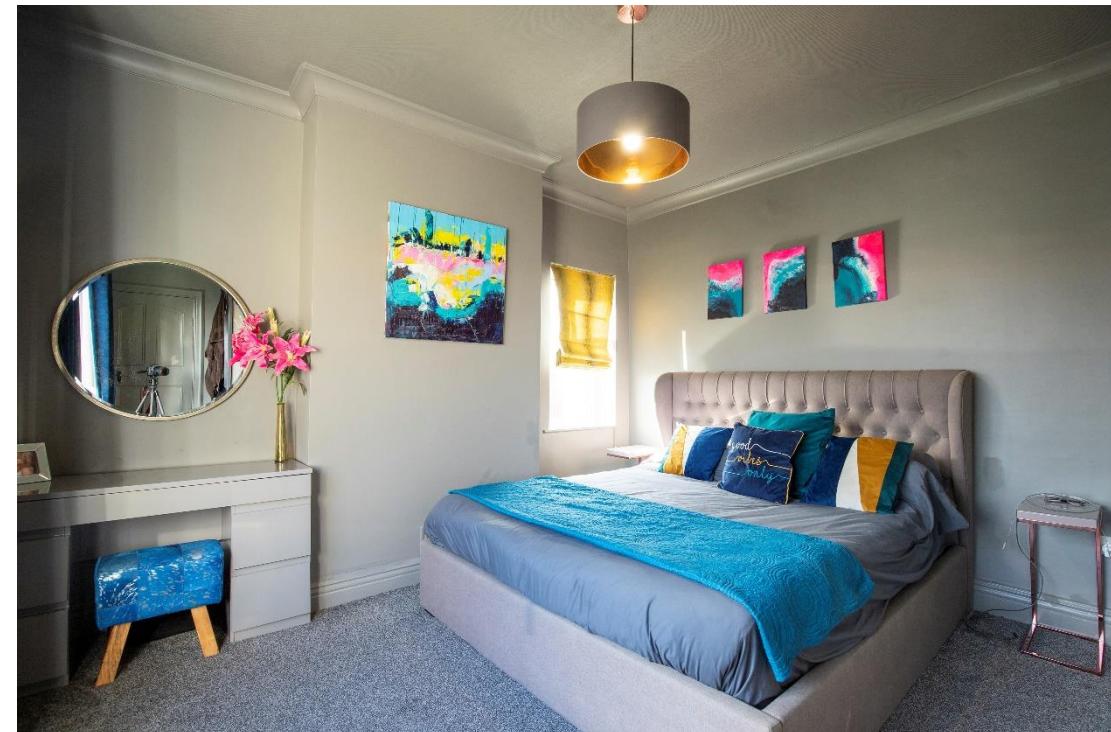
All mains services. Gas central heating, boiler located in cellar. Double glazing throughout.

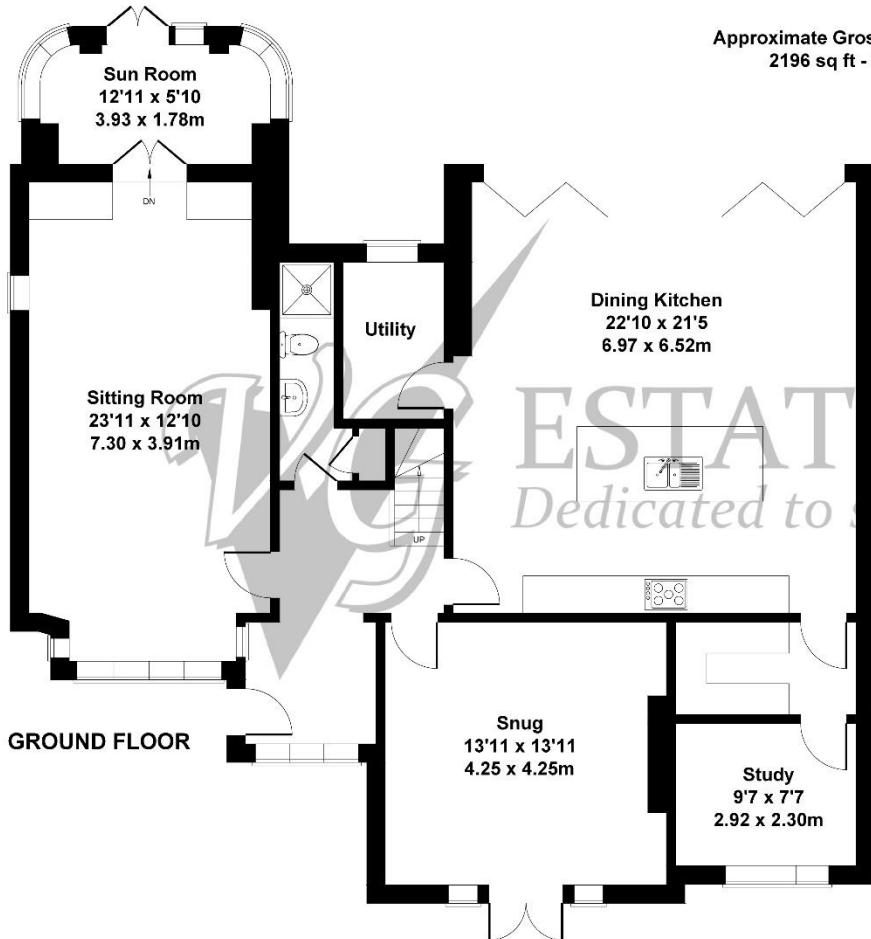
## TENURE

Freehold.

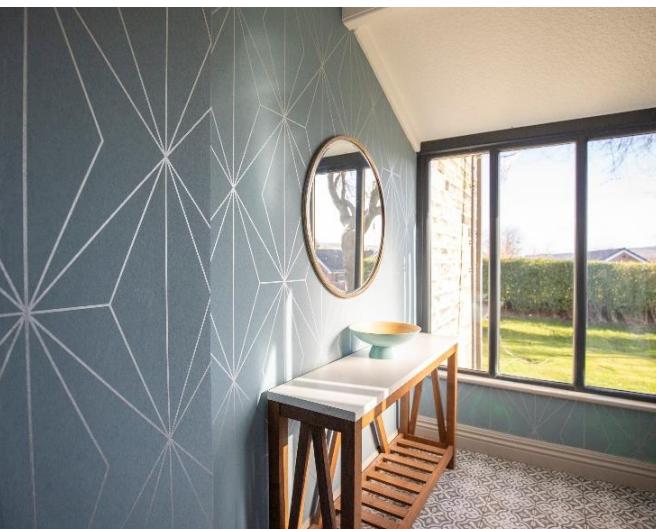
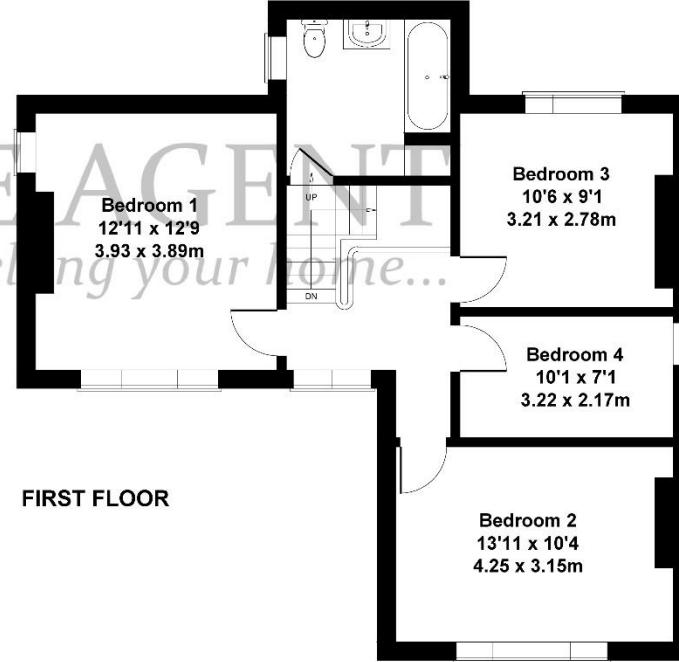
## DIRECTIONS

From Ripponden take Elland Road/Ripponden New Bank uphill, passing the Fleece Inn on the left, and continue ahead into Rochdale Road, passing the Spring Rock and the Sportsman Inn. Continue into Greetland and turn left immediately after the Nisa Convenience store into Ashfield Road, 37 Ashfield Road is on the left hand side straight after the left turn into Moorlands Road.





Approximate Gross Internal Area  
2196 sq ft - 204 sq m





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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.