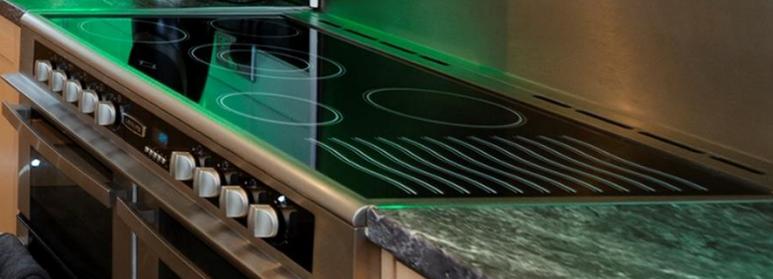


**VG** ESTATE AGENT  
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# 5 JACKSON MEADOWS

BARKISLAND | HX4 0DD

Located on a quiet residential cul-de-sac, this detached property has been extended by the present owners to create a large four-bedroom family home in the centre of sought after Barkisland.

The property is well presented and includes a breakfast kitchen with large central island, and two reception rooms linked by double doors, ideal for larger family gatherings.

Externally the property stands in a good size plot with gardens to the front and rear, a summerhouse and timber shed. There is a long driveway providing generous off-road parking and leading to the detached garage.



## GROUND FLOOR

Entrance Porch  
Dining Kitchen  
Sitting Room  
Living Room  
Rear Entrance Hall  
Utility Room / Cloakroom

## FIRST FLOOR

Landing  
Bedroom 1  
En-Suite Shower Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
House Bathroom

## COUNCIL TAX BAND

D

## EPC RATING

D

## EXTERNAL

Detached Single Garage  
Summerhouse  
Timber Shed

### INTERNAL NOTES

The property is accessed via an entrance porch leading into the kitchen. There is also a rear entrance hall adjacent to the utility/cloakroom.

The fitted breakfast kitchen houses shaker style units, a range cooker with extractor canopy above, an integrated fridge freezer, a dishwasher (located in the under-stairs cupboard), a wine cooler and large central island with breakfast bar. The large utility room houses a WC and basin, is plumbed for a washer, and has space for a dryer.

There are two reception rooms linked by double doors: a spacious sitting room and a rear living room with French doors leading out to the rear patio.

Bedroom 1 overlooks the rear garden and has an en-suite comprising shower cubicle and vanity unit with basin and concealed cistern WC.

There are three further double bedrooms complemented by a fully tiled family bathroom housing a bath with shower over and vanity unit with basin and concealed cistern WC.

### EXTERNAL

The property stands on a good-sized plot. At the front is a long driveway providing generous off-road parking and leading to a five-bar gate with a detached garage beyond. There is a large level lawn which could be utilised for further off-road parking if desired. To the rear is a large, low maintenance garden with artificial lawn, decked patio, a summerhouse, and a timber shed.

### LOCATION

Barkisland is a highly sought-after village with a range of amenities including a well-stocked general store and Post Office, an excellent primary school, village pub, Church and cricket club. There is a fabulous farm shop and a popular country pub with restaurant within a few minutes' drive.

The M62 is within 10 minutes' drive, providing excellent commuter links to Leeds, Bradford and Manchester. There is a regular bus service from nearby. There is a mainline railway station in Sowerby Bridge.

### SERVICES

All mains services. UPVC double glazing. Gas central heating. There are air conditioning units to the sitting room, living room, utility room and Bedroom 1.

### TENURE

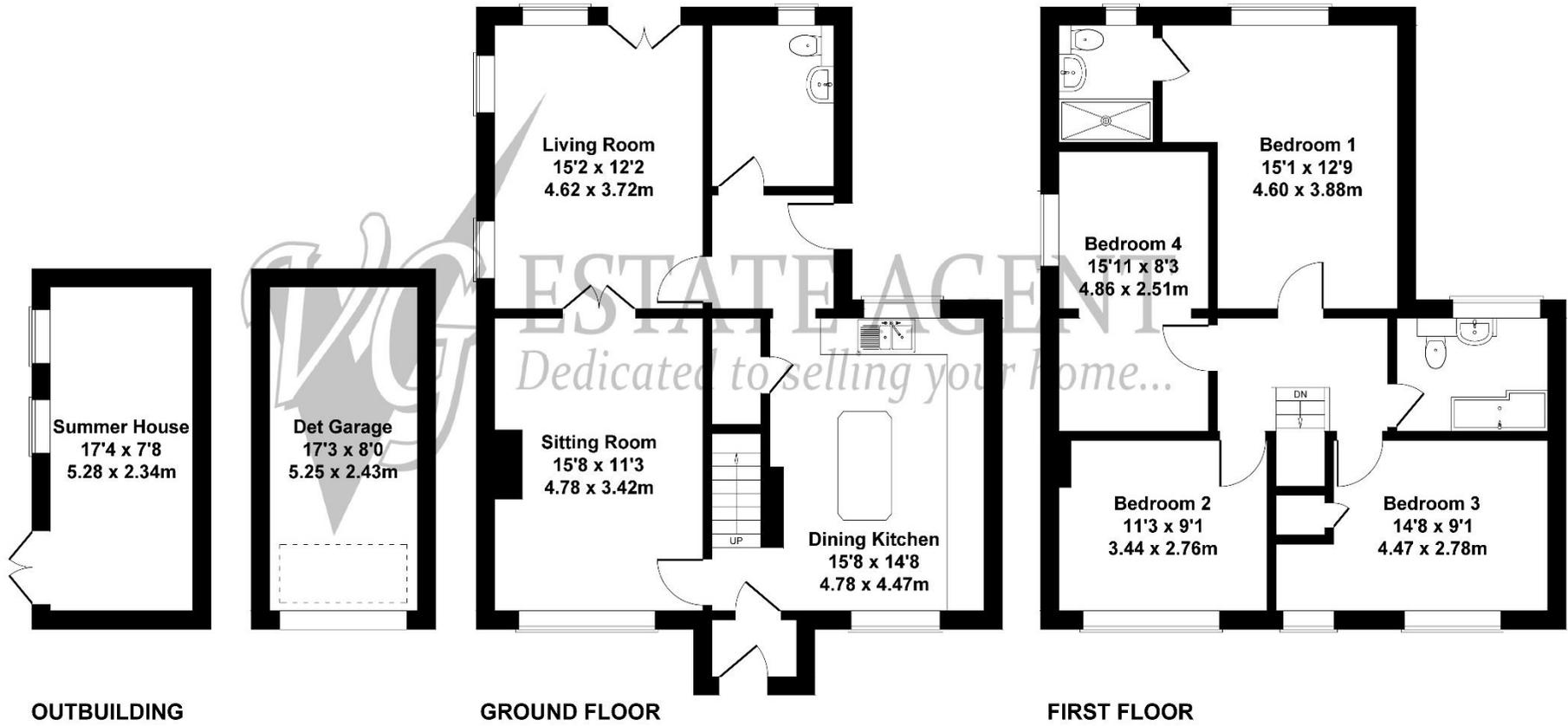
Freehold.

### DIRECTIONS

From Ripponden take the B6113 Elland Road uphill and on reaching the Fleece Inn, bear right into Barkisland. Take the first left turn into Jackson Lane and next right into Jackson Meadows. No.5 is on the right-hand side.



Approximate Gross Internal Area  
1690 sq ft - 157 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.