





6 LOWER FOLD

BARKISLAND | HX4 0BQ

An exciting opportunity has arisen to purchase this semi-detached cottage located in an elevated position from where it enjoys enviable panoramic views.

The spacious accommodation is in need of some updating and briefly comprises a fitted kitchen, sitting room, snug/dining room, three bedrooms and a three-piece shower room.

Externally the property benefits from beautiful, mature gardens to front and side elevation, a detached garage and off-road parking.

The property is offered for sale with NO UPWARD CHAIN.



GROUND FLOOR

Entrance Hall
Kitchen
Dining Room / Snug
Sitting Room

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX

B

EPC RATING

E

INTERNAL NOTES

The property is entered into a spacious entrance hall with staircase rising to first floor.

The kitchen is fitted with cream units with timber effect worktops and is equipped with an electric oven with ceramic hob, space for a fridge and plumbing for a washer. Adjacent to the kitchen is a dining room / snug enjoying panoramic views from the window.

The spacious sitting room features a large window with timber window seat, again enjoying views over the garden and countryside beyond. There is a stone fireplace with open fire and painted timber beams to the ceiling.

To the first floor are three double bedrooms. Bedrooms 1 and 2 both enjoying fantastic views from their respective window seats. Complementing the bedrooms is a recently added three-piece shower room comprising large shower cubicle, WC and wash basin.

EXTERNAL

The beautiful garden enjoys far-reaching views and extends from across the front and side of the property and has been well planned and looked after. The side garden abuts open fields. There are mature shrubberies, flower borders and a vegetable plot interspersed with areas of lawn, and stone steps connect the different levels. For the keen gardener there is the advantage of a greenhouse. Directly in front of the cottage is a stone-flagged patio. To the rear of the property is the parking area in front of the large, detached garage. A flight of stone steps gives access to the cottage and gardens.

TENURE

Freehold

LOCATION

The cottage is located within a short stroll of a popular country pub and a short drive from the centre of Barkisland and Greetland villages which boast local amenities including village schools, churches, cricket club, farm shop and post office/general store.

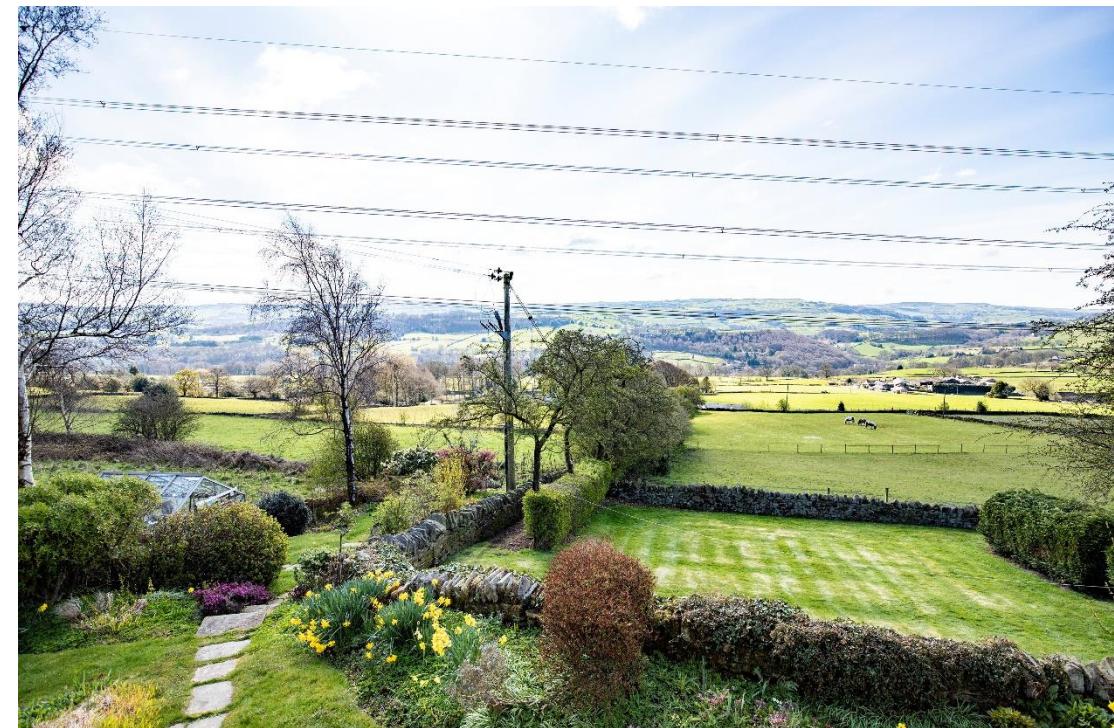
There is a regular bus service and the M62 motorway (J22 and J24) is within 15 minutes' drive allowing speedy access to the motorway network. There is a mainline railway station at nearby Sowerby Bridge.

SERVICES

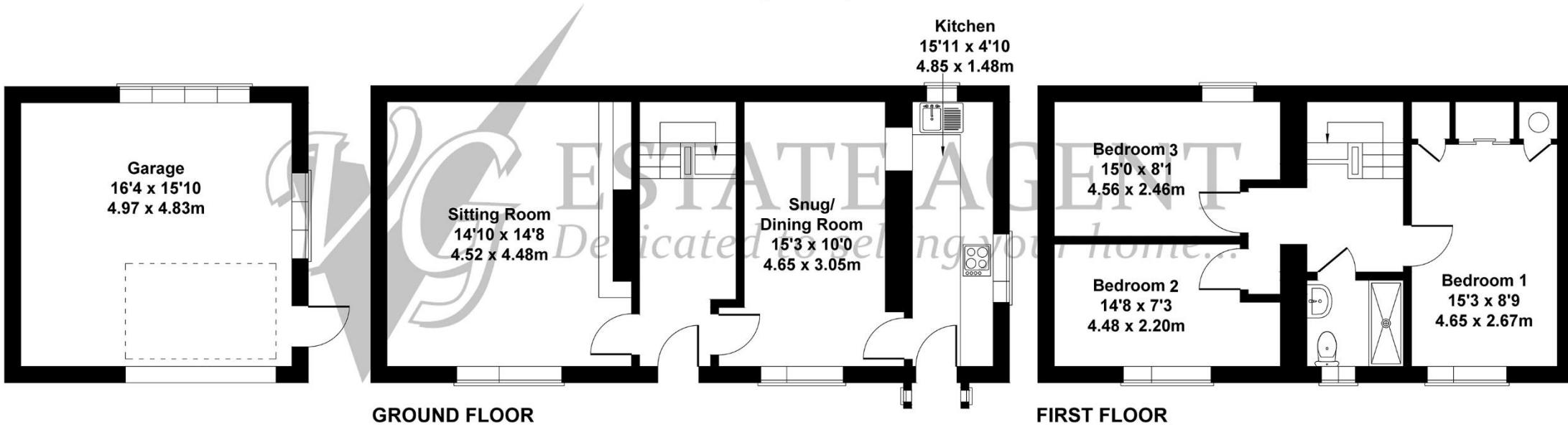
All mains services. Gas central heating (back boiler behind dining room fire).

DIRECTIONS

From Ripponden take the Elland Road uphill and proceed past the Fleece Inn. Continue on this road towards the Spring Rock pub. Just before the pub, turn right into Barsey Green Lane and the property is on the left hand side.



Approximate Gross Internal Area
1313 sq ft - 122 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.