







# 12 RYLANDS PARK

RIPPONDEN | HX6 4JH

Occupying a sought-after position close to the top of this popular residential development, this well-presented detached home offers spacious family-sized accommodation arranged over three floors allowing for flexibility of use.

The accommodation includes three reception rooms, study, a sleek dining kitchen, utility room, five double bedrooms, three bathrooms and an integral double garage.

There are lawn gardens to the front and rear of the property, with the rear being arranged over two levels and including a stone flagged patio. There is off-road parking on the driveway.



## GROUND FLOOR

Entrance Hall  
Bedroom 5  
Shower Room  
Utility Room  
Integral Double Garage

## SECOND FLOOR

Bedroom 1  
En-suite  
Bedroom 2  
Bedroom 3  
Bedroom 4  
House Bathroom

## FIRST FLOOR

Living Room  
Dining Room  
Sitting Room  
Study  
Dining Kitchen

## COUNCIL TAX

F

## EPC RATING

C

## INTERNAL

The hall, kitchen, utility and family room have Karndean flooring. The bathroom have Villeroy and Boch tiling.

The property is accessed via the bright and airy entrance hall with staircase rising to the first floor. The ground floor accommodation comprises bedroom 5 (currently utilised as a gym), a three-piece shower room, utility room with plumbing for washer, space for dryer and housing the boiler, and access to the integral double garage.

On the first floor are three reception rooms: the spacious living room has French doors to the rear garden and is open through to the dining room with south facing window affording far-reaching views, and the sitting room which features French doors to the garden and a contemporary multi-fuel stove. The fitted dining kitchen houses sleek gloss units with granite worktops and under-mounted sink, an electric range with gas hob and stainless-steel extractor canopy above, and space for a fridge freezer. There is an integrated microwave and dishwasher.

The four remaining bedrooms are all located on the second floor off a particularly spacious landing area. Bedrooms 1 and 2 have fitted wardrobes from Ryburn Valley Furniture and bedroom 1 benefits from a three-piece en-suite shower room. The bedrooms are complemented by a three-piece bathroom comprising bath, WC and a vanity unit with wash basin. From the landing is a hatch to the fully boarded loft.

## EXTERNAL

The property is approached via a tarmac driveway providing off road parking for two cars and leading to the integral double garage. Adjacent to the driveway is a level lawn with and stone footpath leading to the front entrance. There is gated access around the side of the property to the rear garden. At the rear is a lawn garden with paved patio, accessed directly from the living room and sitting room, and steps up to a higher-level lawn.

## LOCATION

Rylands Park is within easy walking distance of the excellent local amenities in Ripponden, which include a village school, health centre, dental surgery, vets practice and a selection of shops, bars and restaurants. The M62 is 15 minutes' drive providing excellent commuter links, there are mainline railway stations in nearby Sowerby Bridge and Littleborough with direct lines to Leeds and Manchester. A regular bus service is within 2 minutes' walk.

## SERVICES

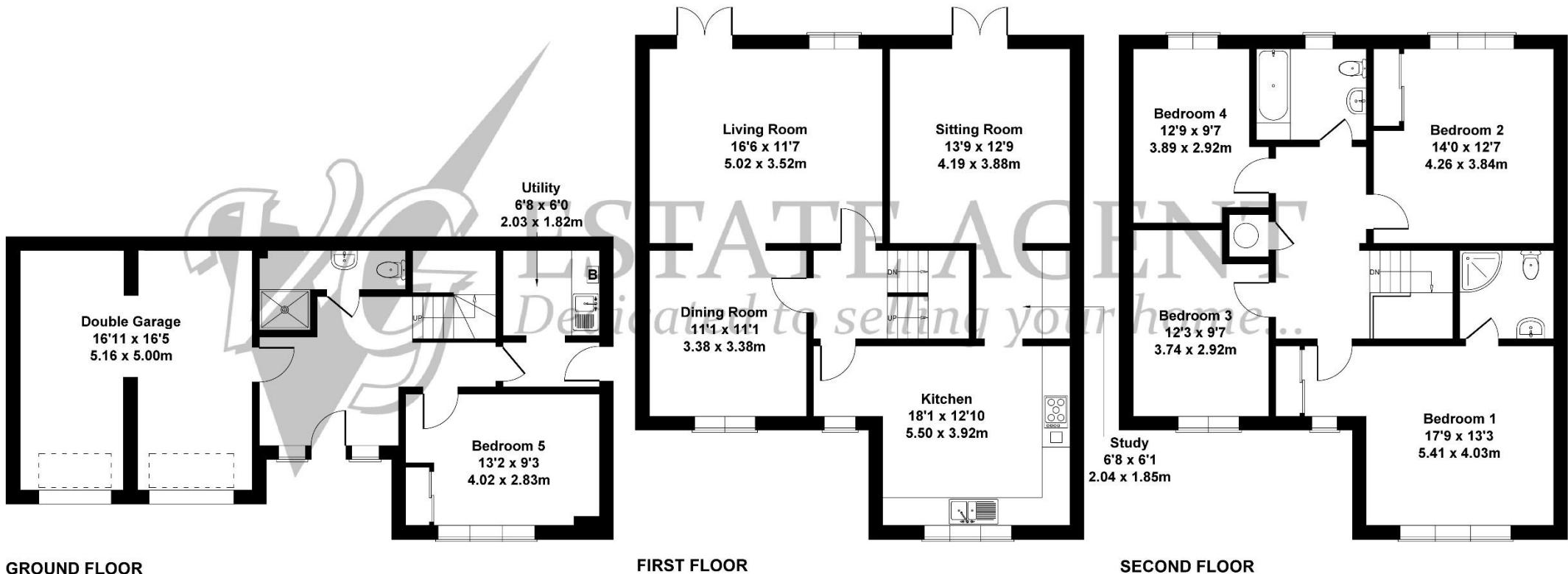
All mains services. Gas central heating with separate controls for lower and upper floors, UPVC double glazing.

## DIRECTIONS

From the Ripponden office take the Rochdale Road uphill and on passing The Butchers Arms, take a left turn into Rylands Park. Follow the road around to the right and the property can be found on the right-hand side, identified by our sale board.



Approximate Gross Internal Area  
2436 sq ft - 226 sq m





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