





WILD ACRES

SMALL LEES ROAD | RIPPONDEN | HX6 4DZ

Tucked away on a quiet lane, yet within a short walk of the centre of Ripponden, this individually designed detached home offers deceptively spacious 'family-sized' accommodation with landscaped gardens and enjoying the most fabulous far-reaching views.

The well-presented SIX bedroom home benefits from generously proportioned living accommodation, including a large living room with French doors leading into the garden, dining kitchen and family bathroom located on the ground floor. To the lower ground floor is a Family Room / Games Room, Utility Room, cloakroom, integral garage and storeroom.

Outside there is extensive parking and large, well-maintained gardens with patios and gently sloping lawns.



GROUND FLOOR

Entrance Hallway
Living Room
Dining Kitchen
Bedroom 1
En-suite Bathroom
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

LOWER GROUND FLOOR

Cloakroom
Garage
Storeroom

FIRST FLOOR
Large Landing
Bedroom 5
Bedroom 6
WC

EPC RATING
TBA

COUNCIL TAX
D

INTERNAL

The property is entered into a bright hallway. The spacious, dual aspect, living room has double French doors to the garden and features an ornate fireplace with marble hearth housing an ornamental fire. The dining kitchen also has windows to two aspects affording fabulous far-reaching views. The kitchen area is fitted with a range of gloss base and wall units with central island and granite worktops incorporating an undermounted sink. Equipment includes a double oven, five ring gas hob with glass extractor canopy over and integrated appliances include a microwave, fridge, freezer and dishwasher.

There are four bedrooms on this level, the master benefiting from built-in wardrobes and an en-suite bathroom housing a bath with shower over, WC and wash basin mounted in a vanity unit. The ground floor accommodation is completed with a four-piece family bathroom housing a bath, shower cubicle, WC and pedestal wash basin.

Stairs lead down from the inner hallway to the lower ground floor Games room which has its own external door and provides flexibility of use with the potential to create a teenager's den or accommodation for dependent relatives. There is a utility room with plumbing for a washing machine and space for a dryer and a two-piece cloakroom off. There is a large single garage with electric doors and a range of fitted units to the rear, as well as access to a large storeroom.

There are two well-proportioned bedrooms on the first floor, complemented by a WC and large landing space.

EXTERNAL

To the front of the property is a spacious tarmac driveway providing generous parking. A flight of stone steps lead to the front door with path leading to the garden. There is a stone flagged patio with level lawn, bordered by a rockery. Timber steps lead to a timber sundeck bordered by a gently sloping lawn planted with mature shrubs and conifers. At the top of the garden is a super stone-flagged patio affording fabulous views and adjacent to the summer house and greenhouse.

LOCATION

Wild Acres is just a short stroll from the centre of Ripponden, being within easy walking distance of all local amenities, which include a school, health centre, dental surgery and a selection of shops, bars and restaurants. The M62 is within 3 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service on Oldham Road.

SERVICES

All mains services. Gas central heating, boiler located in cupboard off dining kitchen. Hardwood double glazing, with French doors and games room door being UPVC.

TENURE Freehold.

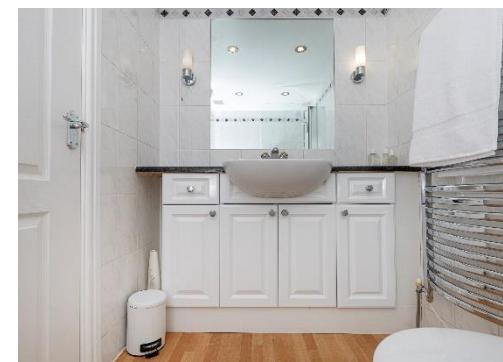
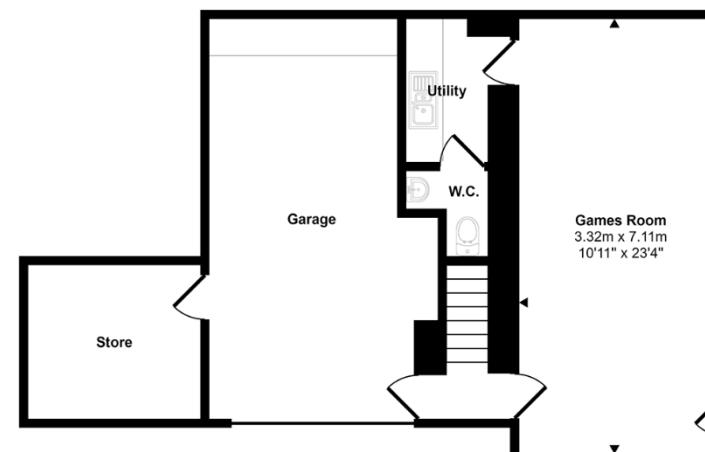
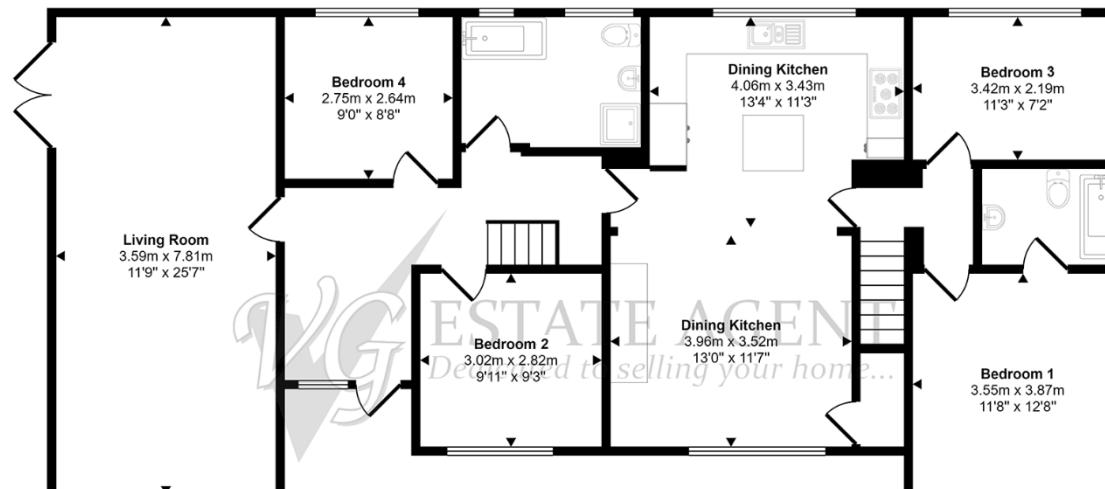
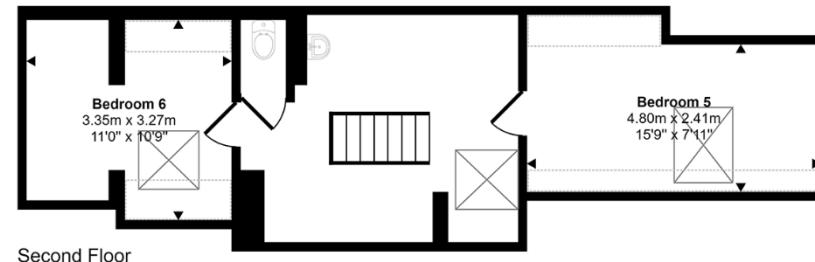
DIRECTIONS

From the centre of Ripponden proceed along the A672 Oldham Road, and turn right immediately after 'The Larder' delicatessen into Small Lees Road. The property can be found on the left hand side, identified by our For Sale board.





Approx Gross Internal Area
229 sq m / 2465 sq ft





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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.