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28 SCHOOL CLOSE

RIPPONDEN | HX6 4HP

Enjoying an elevated position above Ripponden, commanding fine open views, this detached house is ideal for the busy family and those working from home.

The spacious accommodation includes two reception rooms, two home offices, a smart breakfast kitchen, large utility, five bedrooms and two bathrooms.

Externally there is an enclosed rear garden, off road parking and an integral garage.

The property is just a few minutes' walk from the local amenities and the village school.



GROUND FLOOR

Entrance Porch
Entrance Hall
Study
Sitting Room
Dining Room
Breakfast Kitchen

UPPER GROUND FLOOR

Utility Room
Family Bathroom

COUNCIL TAX BAND

E

FIRST FLOOR

Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom 2

SECOND FLOOR

Home Office
Bedroom 5

EXTERNAL

Garage

EPC RATING

TBC

INTERNAL NOTES

The property is accessed via the entrance porch, leading into a spacious entrance hall with staircase rising to the upper floors and a useful under-stairs cupboard.

There are two reception rooms: a sitting room with fireplace and enjoying far-reaching views, and a dining room with French doors out to the rear garden.

The kitchen houses shaker style units, a Rangemaster stove with ceramic hob and filter hood above, an integrated dishwasher, integrated microwave, and space for a fridge freezer. The kitchen is complemented by a fitted utility room with external rear door and plumbing for a washer.

On the first floor are four bedrooms, two doubles and two good-sized singles. Bedroom 5 is located on the second floor and is a large double bedroom. The bedrooms are complemented by two four-piece bathrooms both comprising bath, shower cubicle, basin and WC.

Completing the accommodation are two home offices, one on the ground floor, one on the second floor, ideal for two people working from home.

EXTERNAL

The property is approached via a tarmac driveway providing off road parking and access to the garage. Steps and a path lead up to the front entrance door with mature shrubs to one side. The fully enclosed rear garden is predominantly laid to lawn with a paved patio and mature shrub borders.

LOCATION

Located within walking distance of local amenities including a primary school, health centre, dental surgery, vets' practice, and a selection of shops, pubs and restaurants. Barkisland post office/general store and an excellent farm shop are within a few minutes' drive.

The M62 (J22) is within 10 minutes' drive, providing excellent commuter links to Bradford, Leeds, Manchester and beyond. There is a mainline railway station in nearby Sowerby Bridge, only a 10-minute drive away.

SERVICES

All mains services. UPVC double glazing. Gas central heating with hot water radiators. The boiler is located in the garage.

TENURE

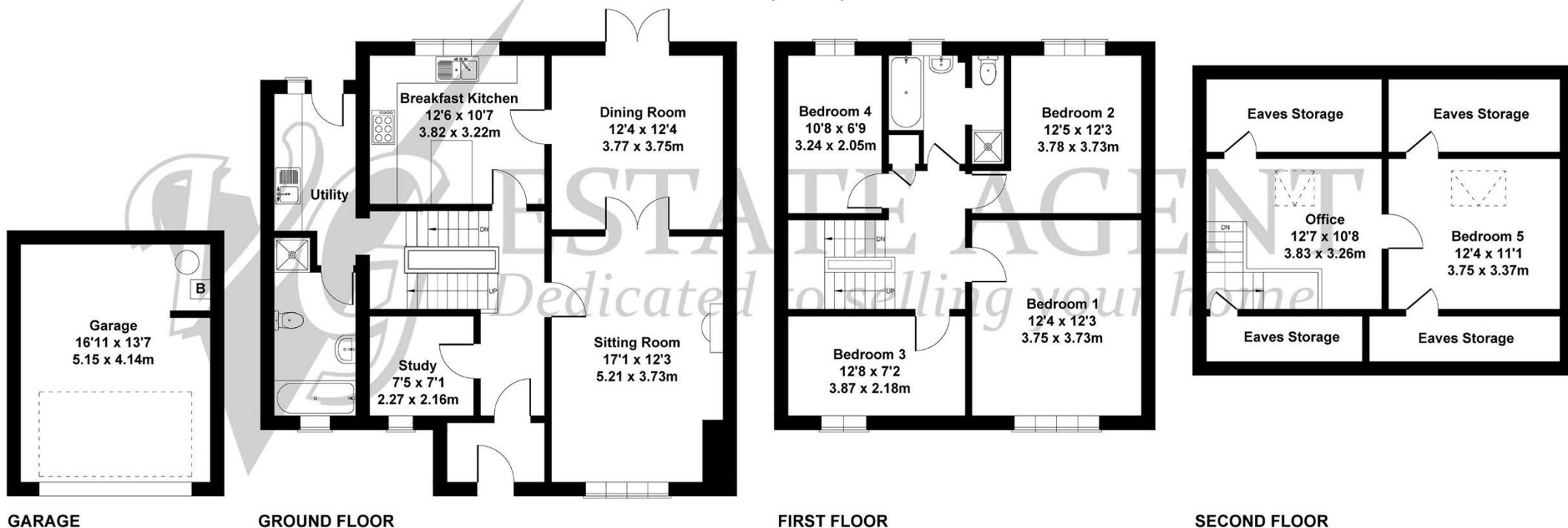
Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill and School Close is the second turning on the left before the left-hand bend. Turn into School Close and bear right up the hill. The property is at the right-hand side.



Approximate Gross Internal Area
2034 sq ft - 189 sq m





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

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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.