







9-11 LANE HEAD

SOYLAND | HX6 4NG

This characterful stone-built semi-detached property is located in a sought after peaceful, rural location enjoying fabulous far-reaching views from the front elevation and within walking distance of a delightful country pub.

The deceptively spacious property provides accommodation arranged over two floors and comprises two reception rooms, a newly updated dining kitchen, utility porch, two double bedrooms plus a single bedroom, family bathroom, shower room and ground floor cloakroom.

Externally there is patio to the rear elevation with raised shrub borders and off-road parking.

The property benefits from **NO ONWARD CHAIN**.



GROUND FLOOR

- Living Room
- Sitting Room
- Dining Kitchen
- Cloakroom
- Utility Porch

COUNCIL TAX BAND

C

FIRST FLOOR

- Bedroom 1
- Bedroom 2
- Bathroom
- Shower Room

EPC RATING

D

INTERNAL

This well presented cottage is full of original features such as exposed stone walls, chimney breasts and timber beams whilst benefiting from modern comforts and new carpets throughout.

We enter the property from the rear via the utility porch, which has plumbing for a washing machine and space for a tumble dryer and gives access to the dining kitchen. The kitchen area has recently been fitted with a brand new range of Shaker-style units with complementary work surfaces incorporating a 1½ bowl sink. Equipment includes an electric oven with 4-ring gas hob with extractor fan over, and integrated appliances include a fridge, freezer and dishwasher. Leading off the Dining Kitchen is a two-piece cloakroom.

There are two spacious reception rooms, both enjoying fabulous rural views; a sitting room with exposed stone walls with recessed alcoves and a stone fireplace housing a multi-fuel stove. The adjacent, dual aspect, living room also features an open fireplace with multi-fuel stove, an external door leads to the front elevation and an open staircase rises to the first floor.

There are three bedrooms located on the first floor, two spacious doubles and a large single. Bedroom 1 is open to roof height and features an open stone fireplace and exposed timber beams. There is a large window with window seat from where delightful views can be enjoyed; Bedroom 2 benefits from built-in storage. Completing the first floor accommodation is a large bathroom with three-piece suite comprising bath, WC and pedestal wash basin as well as a three-piece shower room.

There is loft access from the landing via drop-down ladder.

EXTERNAL

There is off-road parking to the side of the property, a flagged patio area and raised flowerbeds.

LOCATION

9-11 Lane Head is located in a rural position on the edge of Soyland, close to the villages of Mill Bank, Triangle and Ripponden. There are excellent local amenities including village schools, veterinary surgery, dental practice, health centre and a selection of shops, pubs and restaurants. The M62 motorway (J22 & J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds and there is a mainline train station in nearby Sowerby Bridge.

SERVICES

Oil fired central heating, LPG gas for hob, complemented by double-glazing.

TENURE

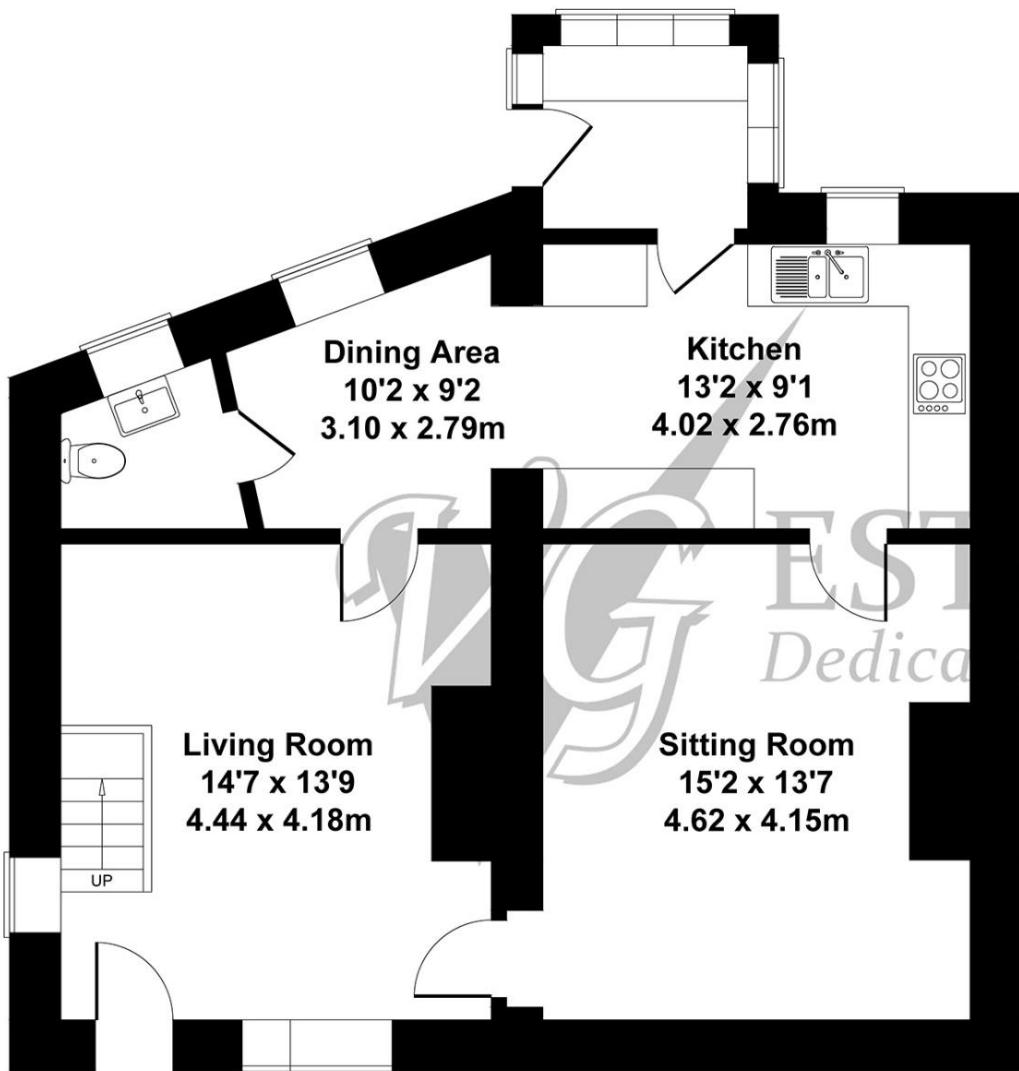
Freehold

DIRECTIONS

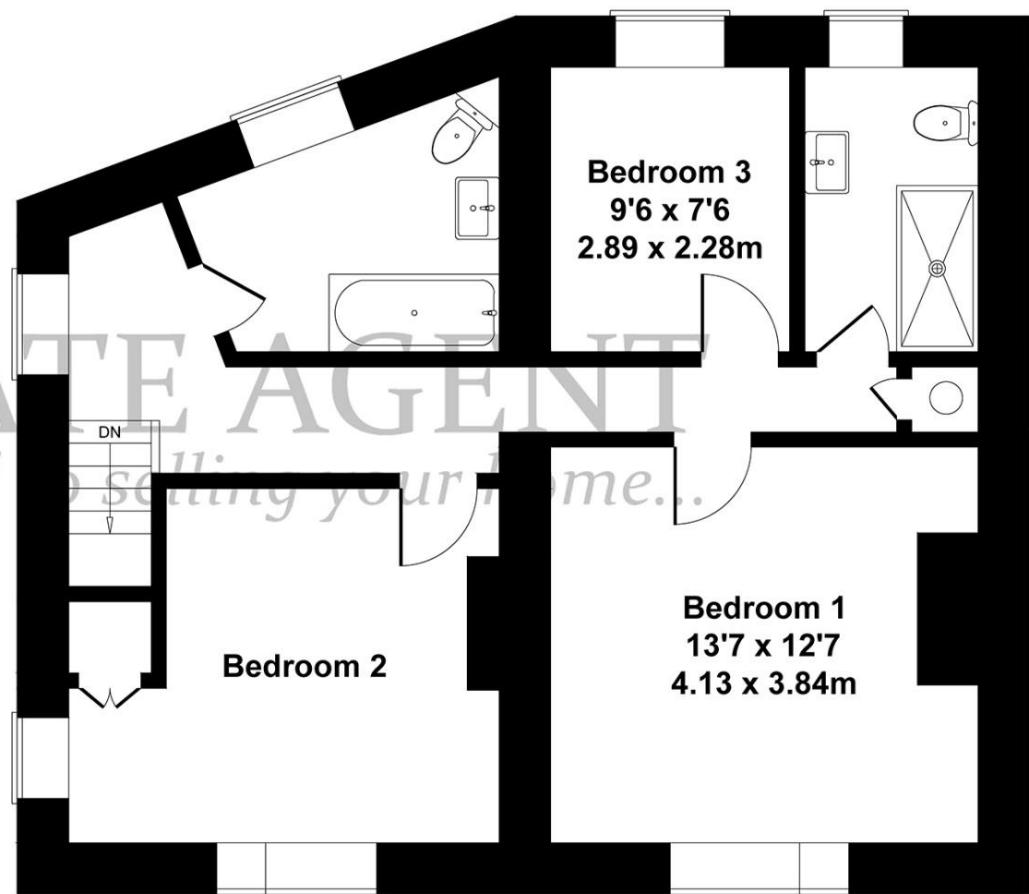
From the centre of Ripponden proceed towards Sowerby Bridge turning first left, after the traffic lights, into Royd Lane. Turn next right into Stony Lane and continue uphill. Continue into Soyland Town Road and into Lane Head Road. The property can be found on the left hand side identified by our For Sale board, just after passing the top of Foxen Lane.



Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR



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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.