







10 GOLDFIELDS CLOSE

GREETLAND | HX4 8LD

Situated on a quiet corner of this popular cul-de-sac this beautifully presented detached stone-built property has been extended to provide spacious family accommodation arranged over two floors.

Accommodation includes a spacious living room, open to a stunning dining kitchen and a delightful sunroom featuring full-height windows, **FOUR DOUBLE BEDROOMS**, family bathroom, en-suite shower and ground floor cloakroom.

Outside is a driveway providing access to the detached garage, and a fully enclosed garden with two sundecks and a level lawn.



GROUND FLOOR

Entrance Hall
Living Room
Dining Kitchen
Sun Room
Study
Utility Room
Cloakroom

FIRST FLOOR

Bedroom 1
En-suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

COUNCIL TAX

E

EPC RATING

C

INTERNAL

The property is entered into a spacious hallway with staircase rising to the first floor.

The open plan dining kitchen is fitted with bespoke timber units with granite worktops and is equipped with a 1½ bowl sink, a Britannia electric stove with six-ring ceramic hob and extractor canopy over, integrated double dishwasher and space for an American style fridge-freezer. The kitchen area opens through to the dining room which features bespoke fitted seating and opens directly into the spacious living room. The living room features a wall mounted real-flame effect gas fire and opens into the delightful sunroom with a wall of floor to ceiling windows and French doors leading into the garden and lower sundeck.

The ground floor accommodation is completed with a useful study, utility room with plumbing for a washer and space for a dryer, as well as a two-piece cloakroom.

To the first floor is the master bedroom features fitted wardrobes and a three-piece en-suite bathroom housing a P-shaped bath with shower over, WC and wash basin mounted in a vanity unit. There are three further double bedrooms. The first-floor accommodation is completed with a spacious family bathroom comprising double ended bath, separate shower cubicle, WC and pedestal wash basin. There is a part boarded loft space.

EXTERNAL

To the front of the property is a tarmac driveway providing parking for two vehicles in front of the detached garage, which has a fully boarded loft accessed via a drop-down ladder. A path leads around the property to the rear garden which is fully enclosed and accessed via a timber gate. There is a mature shrubbery and rock garden to the side elevation, the path leads to a sheltered decked patio accessed directly from the sunroom. Timber steps lead up to a raised sundeck with glass balustrade, an ideal suntrap, which also accommodates a hot tub (available by separate negotiation). There is a level lawn garden bordered by mature shrubberies and tall hedges affording privacy.

LOCATION

Goldfields Close is within easy walking distance of the local amenities, which include the excellent village school, recreation centre and playing fields, church and pubs. The more extensive amenities of West Vale, which include a health centre, are just a short drive. There is a regular bus service and the M62 motorway (J24) is only 15 minutes' away allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating with boiler located in utility room. The property benefits from solar panels on a feed-in tariff.

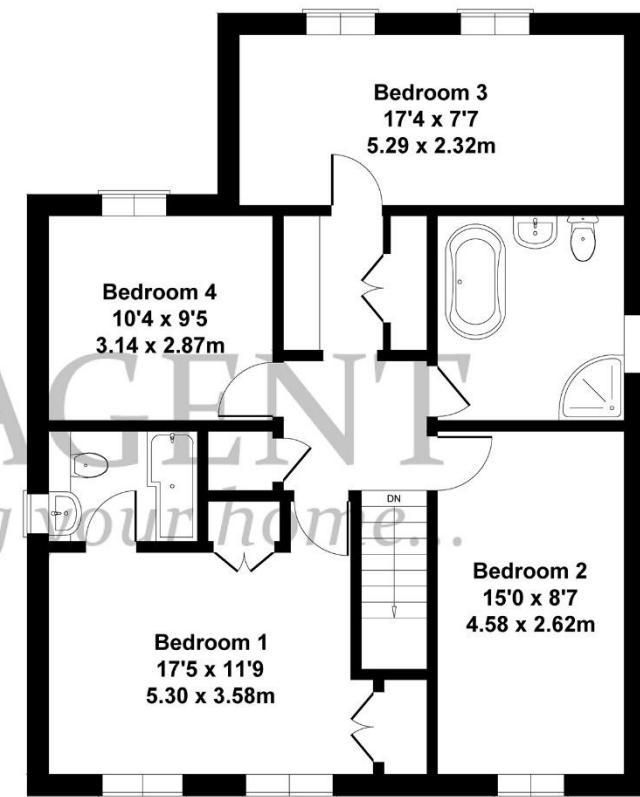
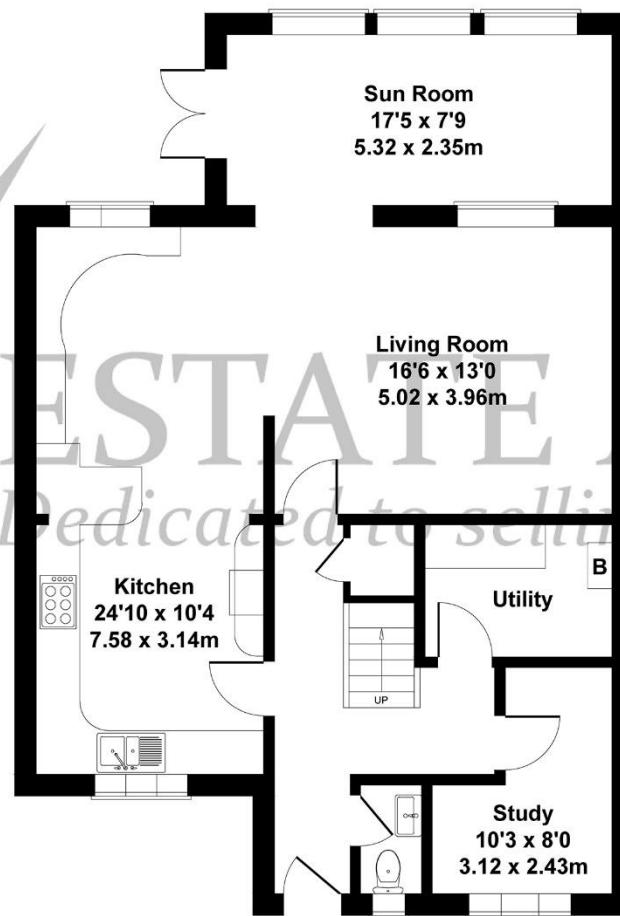
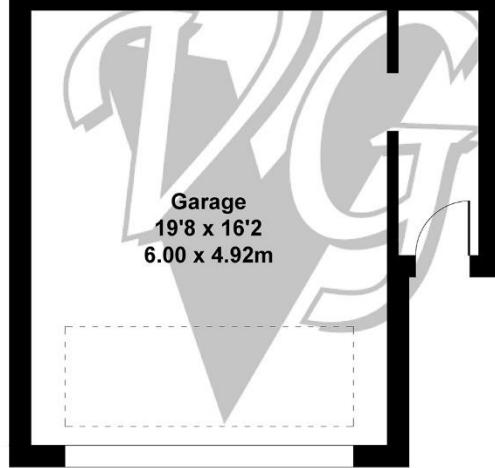
TENURE Freehold.

DIRECTIONS

From Ripponden proceed up Elland Road, passing The Fleece Inn. Continue ahead into Rochdale Road, passing The Sportsman Inn. On reaching Greetland, turn left into School Street just after the Church and the Recreation Centre. Follow the road around to the right into Goldfields Way, turn next left into Goldfields Close, as the road bears left continue straight ahead and the property is the last on the right.



Approximate Gross Internal Area
2046 sq ft - 190 sq m



FIRST FLOOR

Garage

GROUND FLOOR





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

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