





1 WILLOW CLOUGH

RIPPONDEN | HX6 4SA

A substantial stone-built individually designed detached house, located on a small cul-de-sac of only five properties located between Ripponden and Rishworth.

The generously proportioned and attractively presented accommodation is arranged over three floors, allowing for flexibility of use. The two reception rooms are complemented by a large conservatory overlooking the landscaped garden and the four bedrooms have the advantage of en-suite and family bathrooms. The large integral garage has an automatic opening door and there is a useful snug / gym and separate utility room.

The gardens surround the property and have been designed for ease of maintenance with stone paved patio areas, herbaceous borders and mature trees. There is generous parking to the front of the property.



LOWER GROUND FLOOR

Integral Double Garage
Snug / Gym
Utility Room
Store

GROUND FLOOR

Entrance Hall
Cloakroom / WC
Sitting Room
Kitchen
Dining Room
Conservatory

UPPER GROUND FLOOR

Bedroom 4 / Study

FIRST FLOOR

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

COUNCIL TAX BAND

E

EPC RATING

C

INTERNAL

The property is entered into a bright hallway with two-piece cloakroom, staircase rising to the upper floors and door giving access to the staircase to the lower ground floor. At lower ground floor level there is a spacious snug/gym with specialised cushioned flooring, utility room with base units incorporating a sink, plumbing for a washing machine and space for a dryer and fridge-freezer. There is a personal door into the integral double garage which has power, light and remote control door.

The principal rooms are at ground floor level and include a spacious, triple aspect, sitting room with open fireplace housing a multi-fuel stove; dining room with multi-fuel stove and sliding doors opening into the spacious conservatory that provides direct access to the delightful garden via French doors. The kitchen is fitted with a range of base and wall units with complementary work surfaces incorporating a 1½ bowl sink, equipment includes an electric oven with four-ring gas hob and filter hood over and there is plumbing for dishwasher and space for an undercounter fridge. An external door gives access to the garden. Bedroom 4 is a single bedroom which would lend itself to being a study and is located on the half-landing which features a beautiful stained glass window.

There are three generously proportioned, dual aspect, double bedrooms located on the first floor, with bedroom 1 benefitting from a three-piece en-suite shower room. The first floor accommodation is completed with a smart four-piece bathroom housing a bath, large shower cubicle, WC and wash basin mounted in a vanity unit.

EXTERNAL

To the front of the property is a large tarmac hardstanding providing off road parking for several vehicles. Stone steps lead up to the front entrance door. A wrought iron gate gives access to the side of the property where a gravel pathway leads to the rear garden. The landscaped rear garden is split-level with a large established rockery bed with ornamental pond and steps lead up to the middle level where there is an extensive paved patio with central circular feature and further steps lead up to the upper level where there is another raised stone circular feature surrounded by mature trees. A gravel pathway leads off and extends along the topside of the property with mature borders to either side. Steps lead down to a paved area, which extends along the side of Conservatory.

LOCATION

1 Willow Clough is ideally situated on a quiet residential cul-de-sac, away from busy traffic, between the villages of Ripponden and Rishworth. A wide range of amenities are an easy stroll away and include a health centre with pharmacy, dental surgery, vets' practice and a good selection of shops, bars, and restaurants. There are state and private schools within walking distance, including the renowned Heathfield Preparatory School and Rishworth School for secondary education.

The M62 is within 15 minutes' drive, providing excellent commuter links to the business centres of Leeds, Bradford and Manchester and there is a mainline station in nearby Sowerby Bridge.

SERVICES

All mains services. Gas central heating with boiler located in the utility room.

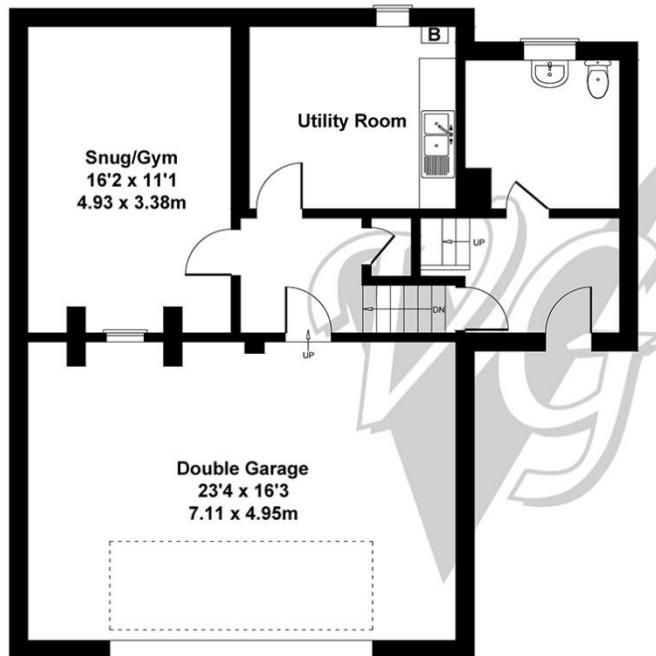
TENURE Freehold.

DIRECTIONS

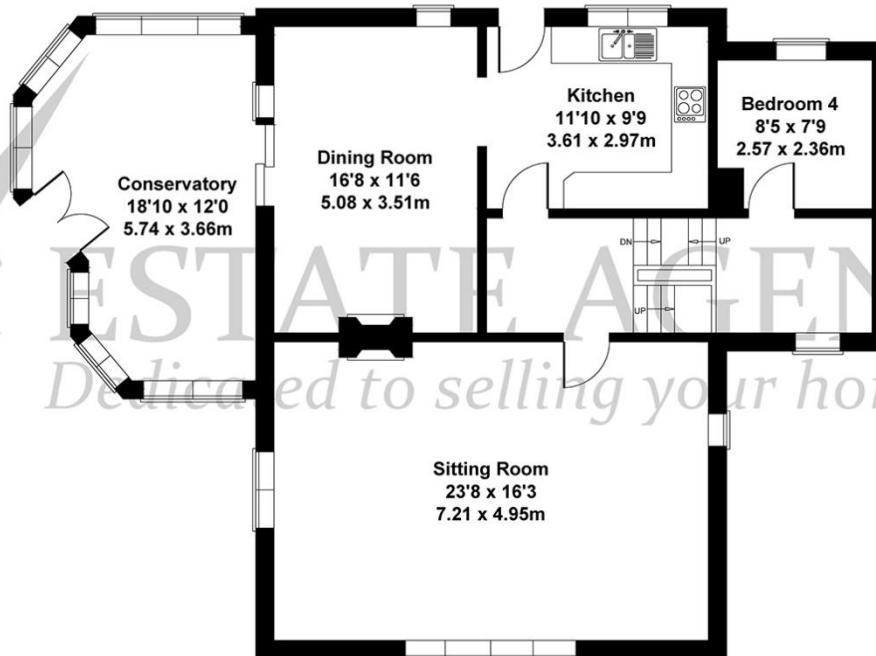
From the traffic lights in the centre of Ripponden take the Oldham Road and proceed past the Silk Mill Pub and Willow Clough is second left directly after the left turn into Stepping Stones and Excelsior Mill. Follow the round down to the bottom and number 1 is the last house on the left.



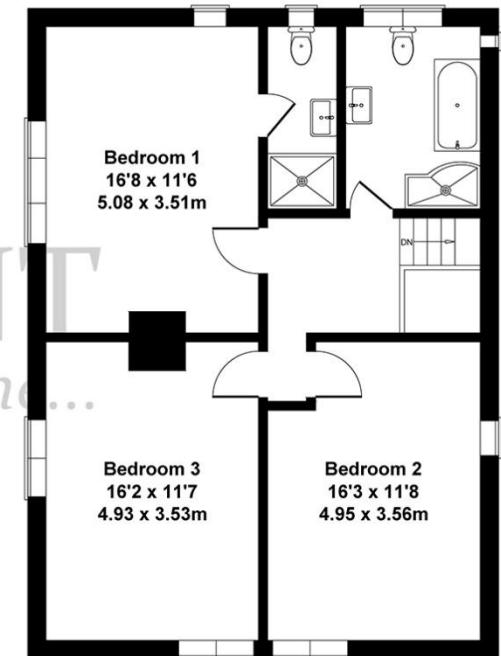
**Approximate Gross Internal Area
2852 sq ft - 265 sq m**



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





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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.