





# ORCHARD HOUSE

GREETLAND | HX4 8PZ

Completed in 2019, this stunning detached family home features over 3,600 sq ft of spacious accommodation and is located in an exclusive development on the outskirts of Greetland.

Orchard house certainly has the WOW! factor with a huge open-plan living dining kitchen featuring floor to ceiling glass doors to two aspects, opening into the garden and flooding the space with natural light. The luxurious fitted kitchen provides extensive storage and includes integrated NEFF/Smeg appliances, Quartz worktops and a separate pantry. In addition there is another reception room, currently a children's playroom, as well as a spacious office and separate utility room.

On the first floor there are five bedrooms, bedrooms 1 and 2 having dressing rooms and three-piece en-suite shower rooms. Bedrooms 4 and 5 share a Jack & Jill shower room and the bedroom accommodation is completed with a four-piece family bathroom.

There is a fully boarded and carpeted loft accessed via ladder from the Jack & Jill en-suite.

The property is fronted by a generous block paved drive and parking, leading to the integral garage. The rear garden has been extensively landscaped with spacious paved patio, level lawn and herbaceous border.

## GROUND FLOOR

Entrance Hall

Snug / Games Room

Dining Kitchen / Living Room

Pantry

Utility Room

Cloakroom

Study

Integral Garage

## COUNCIL TAX

G

## EPC RATING

B

## FIRST FLOOR

Bedroom 1

En-suite Shower Room

Dressing Room

Bedroom 2

En-suite Shower Room

Dressing Room

Bedroom 3

Bedroom 4

Bedroom 5

Jack & Jill En-suite Shower Room

House Bathroom

Store Room



## INTERNAL

A large modern entrance door opens into a bright and airy hallway with two-piece cloakroom and staircase rising to first floor. The flooring to the ground floor is engineered white ash, with the exception of tiles in the kitchen and utility room, providing low maintenance family and pet friendly living.

A stunning open plan Dining Kitchen / Living Room offers exceptionally spacious living accommodation with two sets of large sliding doors opening onto the patio. The sleek high-specification kitchen comprises airforce blue units with Quartz worktops and matching composite sink with integrated NEFF/SMEG appliances including two eye level ovens, dishwasher, larder fridge and larder freezer. The generous central island houses a Smeg oven, induction hob and hidden extractor fan. The adjacent pantry is fitted with open shelving. Completing the living accommodation is a snug / games room, an ideal 'teenagers' den' or adult's hideaway, as well as a spacious study and utility room equipped with a range of wall and base units, plumbing for a washing machine and dryer and housing the boiler and underfloor heating controls.

There are five double bedrooms located on the first floor and all enjoy an open aspect. Bedrooms 1 and 2 benefit from dressing rooms and en-suite shower rooms. Bedrooms 4 and 5 are cleverly connected by a Jack & Jill en-suite shower room. The bedrooms are complemented by a superb four-piece family bathroom comprising free-standing bath, spacious shower cubicle, wall-mounted vanity unit with basin and a WC and there is a balcony off the landing enjoying fabulous rural views.

There is access, via ladder from the Jack & Jill bathroom to the large loft space which is fully carpeted and would provide a great children's den.

The integral double garage has an electric roller door.

## EXTERNAL

The landscaped rear garden includes a stone flagged patio bordered by raised flower beds and accessed directly from the living dining kitchen with steps up to a good-sized level lawn. At the front is a block-paved driveway providing generous off-road parking and access to the integral garage.

## LOCATION

Orchard House enjoys a convenient location on the fringes of Greetland and close to Norland, within a mile of the excellent village schools in both areas. Varied amenities are close by including a Sports and Recreation Hall with Playing Fields, Church, General Store and Children's Play area, ideal for family life. There is a regular bus service close by and a mainline railway station in Sowerby Bridge, just a 5-minute drive away. The M62 Motorway (J22 & J24) is within 15 minutes' drive, providing excellent commuter links to Manchester, Leeds and Beyond.

## SERVICES

All mains services. The property is of traditional construction and very well insulated, therefore very economical to heat. Gas central heating, underfloor heating to the ground floor, radiators on the first floor. The boiler is located in the utility room. Double glazing.

## TENURE

Freehold.

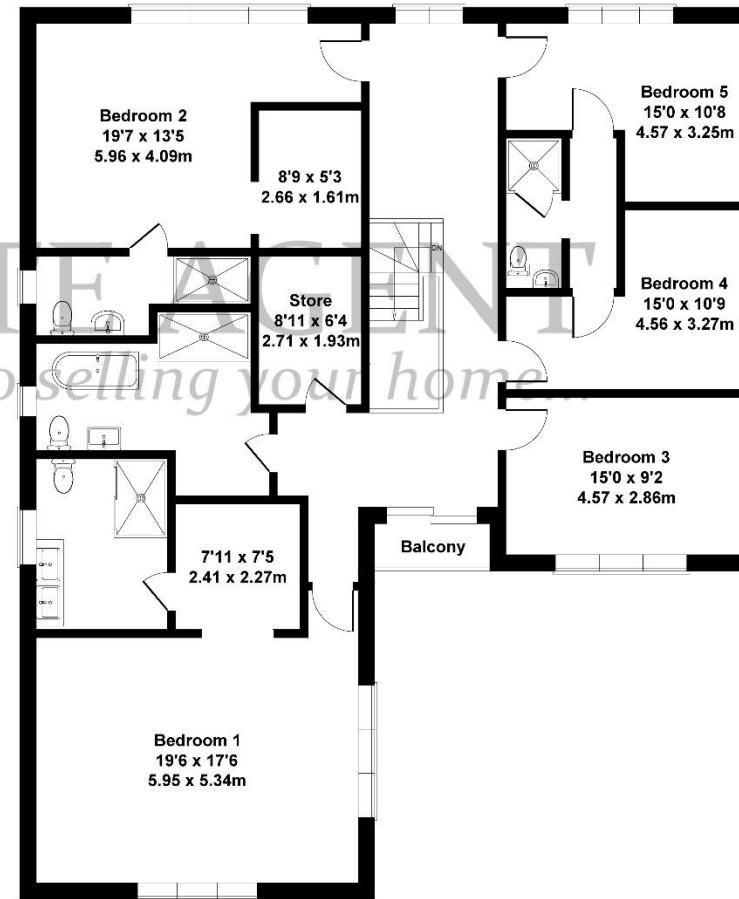
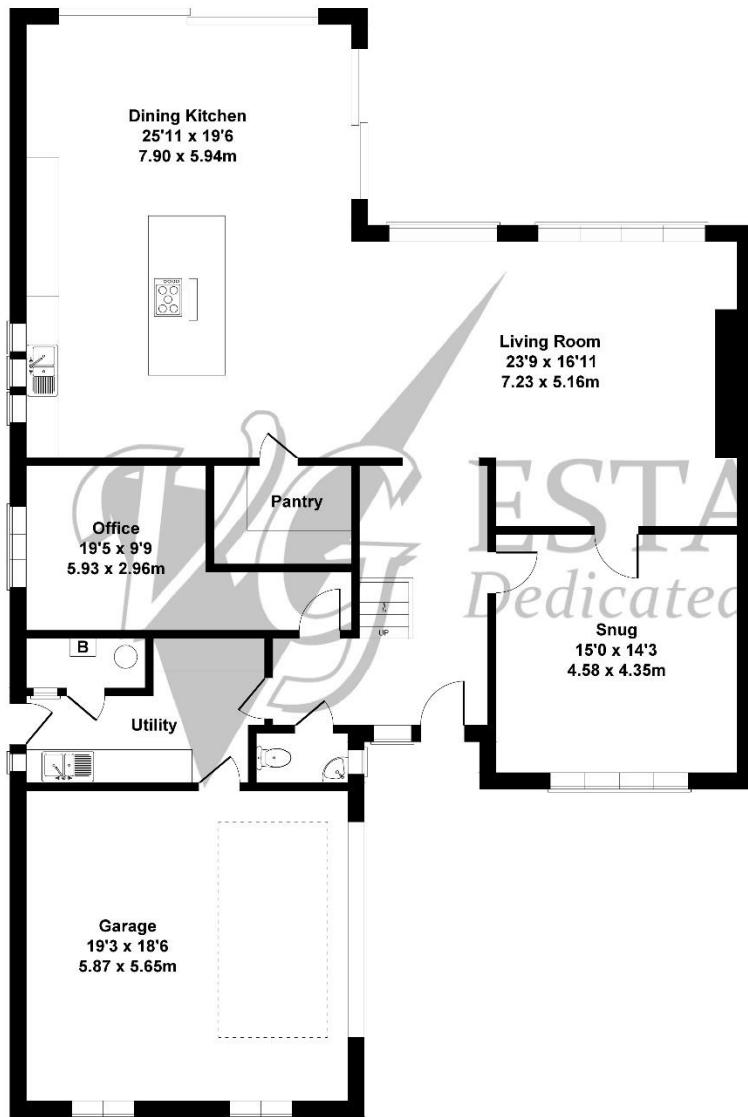
## DIRECTIONS

From Ripponden take the Elland Road uphill, passing The Fleece Inn. Continue ahead into Rochdale Road, passing The Spring Rock and Sportsman Inn. Turn left onto Moor Bottom Lane and the property is on the left-hand side, the last of the newly built properties.



Approximate Gross Internal Area

3660 sq ft - 340 sq m





119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: [riponden@houses.vg](mailto:riponden@houses.vg)  
[www.houses.vg](http://www.houses.vg)

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