





# 14 STONES DRIVE

RIPPONDEN | HX6 4NY

A well-presented detached residence occupying a prime position on this sought-after residential development in Ripponden and enjoying fantastic views over the Ryburn Valley.

This large five-bedroom property is an ideal family home with two separate reception rooms, a large dining kitchen and a good-sized double garage with generous storage for sports/outdoor enthusiasts!

Externally there is parking for four vehicles in front of the integral double garage. Private lawned gardens and a decked terrace are positioned to take full advantage of the delightful rural views.



## GROUND FLOOR

Storm Porch  
Entrance Hall  
Cloakroom / WC  
Sitting Room  
Snug  
Dining Kitchen  
Utility Room  
Integral Double Garage

## FIRST FLOOR

Landing  
Bedroom 1  
En-Suite Shower Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5  
Family Bathroom

## COUNCIL TAX BAND

F

## EPC RATING

E

#### INTERNAL NOTES

The property is entered into a bright entrance hall with two-piece cloakroom and staircase rising to the first floor.

There are two reception rooms; a triple aspect sitting room with French doors to the garden and a wood burning stove inset to the chimney, and a dual aspect snug enjoying views over the garden.

The spacious dining kitchen houses a quality Ryburn Valley Furniture kitchen with granite worktops and undermounted sink. Integrated appliances include two ovens, a microwave, coffee maker, five ring gas hob with filter hood above, and a dishwasher. There is an American style fridge freezer available by separate negotiation, patio doors to the garden and underfloor heating. The kitchen is complemented by an adjacent utility room with matching units, granite worktops with under-mounted sink, plumbing for a washer and space for a dryer.

All five bedrooms are located on the first floor and all enjoy countryside views. Bedroom 1 features Ryburn Valley Furniture fitted wardrobes and dressing table, and has a large en-suite comprising walk-in shower with rain head, vanity unit with basin, WC and underfloor heating. The bedrooms are complemented by a fully tiled bathroom comprising bath, basin, WC and underfloor heating.

#### EXTERNAL

The property is approached via a driveway providing off road parking for four vehicles and leading to the integral double garage.

Overlooking surrounding fields and Ryburn dam beyond, the gardens are mainly laid to lawn with a covered decked patio and a decked terrace, bordered by planted beds with mature shrubs and trees.

#### LOCATION

Stones Drive is a desirable residential development within one mile of the village centre of Ripponden and walking distance of schools. There is easy level pedestrian access from the bottom of Stones Drive onto Bar Lane and Oldham Road.

Ripponden has excellent local amenities which include a library, vet's practice, dental surgery, health centre with pharmacy and a selection of shops, bars and restaurants. There are state and private schools within walking distance, including the well renowned Heathfield Preparatory School and Rishworth School for secondary education.

There is a regular bus service nearby. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

#### SERVICES

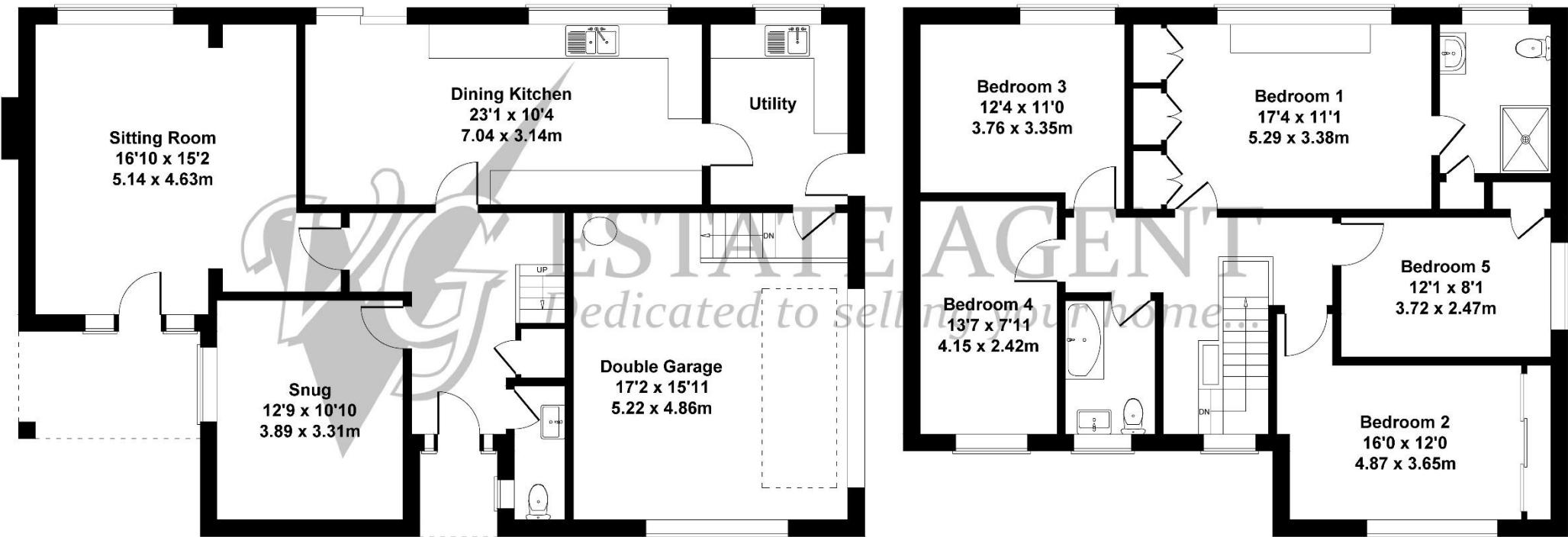
All mains services. UPVC double glazing. Gas central heating, boiler located in garage. Water underfloor heating to the kitchen. Electric underfloor heating in both bathrooms.

#### DIRECTIONS

From Ripponden traffic lights take the Rochdale Road uphill passing the former Butchers Arms and the Rylands Park development. Stones Drive can be found on the left-hand side after Stones Church. After turning into Stones Drive, no.14 can be found on the first corner, on the right-hand side, identified by our sale board,



Approximate Gross Internal Area  
2185 sq ft - 203 sq m





#### IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

#### 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.