



ESTATE AGENT

Dedicated to selling your home...







SCARSDALE

MILLBANK | HX6 3DY

Located in the conservation village of Mill Bank, this unique, detached true bungalow provides spacious accommodation and enjoys panoramic views across the valley.

The property sits in mature gardens which includes gated off-road parking and a generous attached garage affording cover for at least three cars.

Arranged over one level with just a short flight of steps from the entrance hall the three-bedroom accommodation includes two reception rooms, a large, fitted kitchen, family bathroom, cloakroom and a large utility room.



ACCOMMODATION

Entrance Hall
Sitting Room
Dining Room
Study
Kitchen
Utility Room
Cloakroom
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Garage

COUNCIL TAX

F

EPC RATING

E

INTERNAL NOTES

The property is entered into a spacious entrance hall with two-piece cloakroom and steps leading down to the accommodation level.

The open plan living room features a wall of floor to ceiling windows with sliding doors accessing the garden, and further windows to the rear elevation. A feature stone wall with alcoves and an open fireplace divide the room into separate sitting and dining areas.

There is a spacious study adjacent to the dining area.

The generous kitchen housing white units, an eye level double oven, four-ring ceramic hob with extractor hood over, integrated fridge and slot-in dishwasher. A door gives access directly on to a stone flagged patio, an ideal barbecue area. There is a large separate utility room accessed from the inner hallway with fitted units, a sink and plumbing for a washer.

There are three well-proportioned bedrooms, all with fitted wardrobes, vanity basins and enjoying fabulous views. Complementing the bedrooms is a four-piece family bathroom comprising bath, corner shower cubicle, WC and wash basin mounted in a vanity unit.

EXTERNAL

Scarsdale stands in mature gardens predominantly laid to lawn bordered with a variety of established trees, shrubs and stone-flagged patios. Surrounding the property is a large stone-flagged terrace enjoying views across the valley and ideal for al fresco dining. There is separate stone-flagged patio with a pond (now drained) and a built-in barbecue area. The large timber gated driveway leads to two areas of parking, one to the front of the garage.

The integral garage has up and over doors at both ends, affording further parking to the rear of the property. Within the garage is a separate workshop and useful storage area, with personal door leading into the entrance hall and external door to the rear garden.

LOCATION

Mill Bank is an award-winning conservation village surrounded by some of the most beautiful countryside in the area with the choice of many footpaths through woodland onto open moorland. There is a pub/restaurant and outstanding school in the village, and more extensive amenities at nearby Ripponden and Sowerby Bridge.

The village has a bus service, and there is a mainline railway station for Leeds/Manchester in Sowerby Bridge. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network east and west.

SERVICES

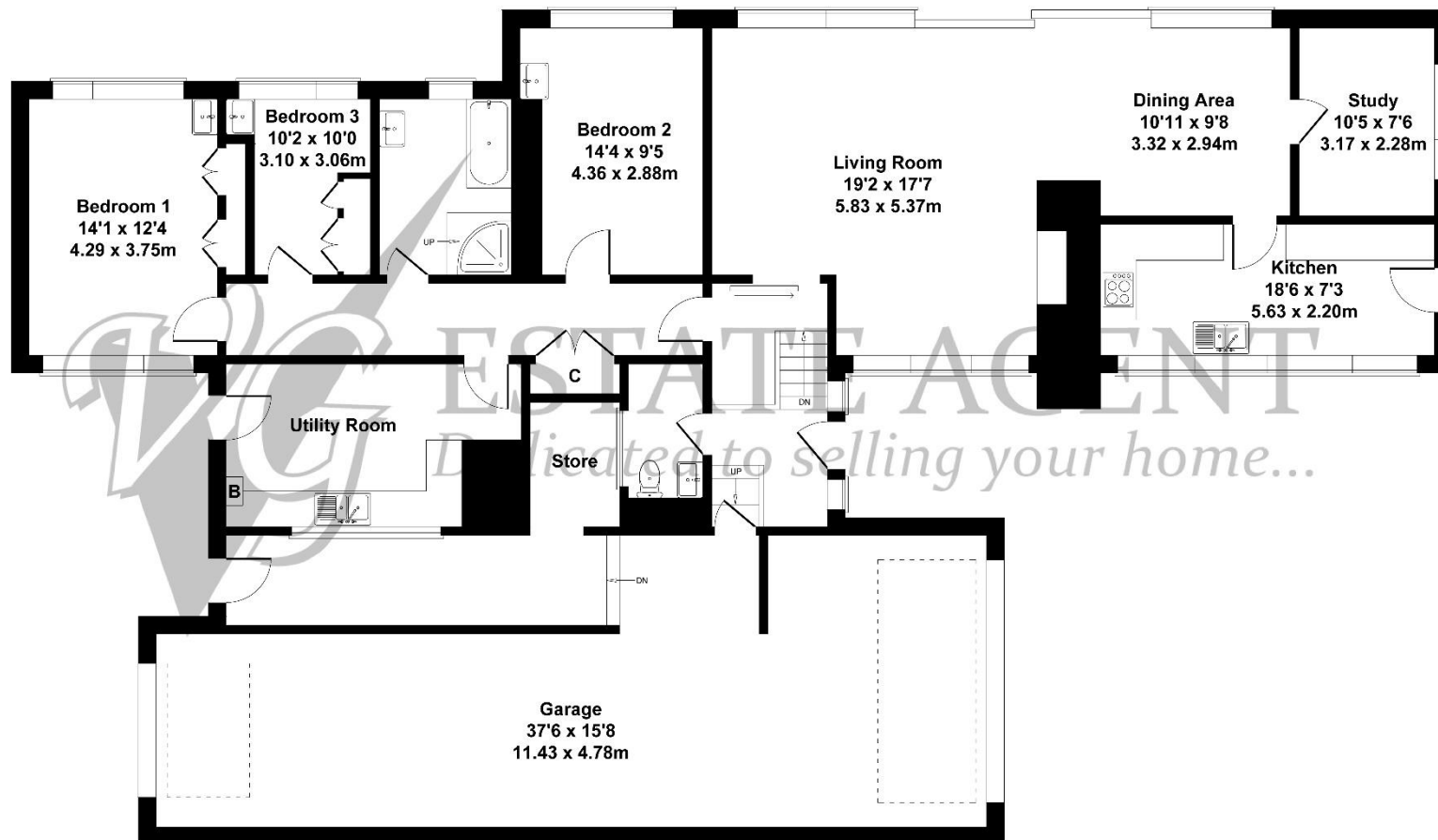
All mains services. Gas central heating.

DIRECTIONS

From the centre of Ripponden follow the A58. After passing Kebroyd Lane take the second right hand turning up Stubbing Lane (directly opposite the turning into Thorpe Mill Court/Claude Hellowell's). Turn left onto Dean Lane and then join Mill Bank Road at the next junction, Scarsdale is the forth property on the left, just before the old Mill Bank Pub. Please park on Mill Bank Road and access the property on foot.



Approximate Gross Internal Area
2357 sq ft - 219 sq m





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

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 of 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.