











# SYKE HOUSE

GREETLAND | HX4 8PA

This imposing detached, double fronted, Gentleman's residence dates back to the 1700s. The impressive bay windows to the front elevation were added to the property during the 1920s and feature Muranese leaded lights.

The generous accommodation is arranged over three floors and includes three reception rooms, a breakfast kitchen, dining kitchen, study, five bedrooms, two bathrooms and a cloakroom.

The property has been under the same ownership for almost forty years and is in need of some updating and renovation to provide the home comforts a modern family desires.

The property is situated along a private driveway and is set in approximately 1.5 acres of fully enclosed grounds. There are two integral garages and generous off-road parking with turning area.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Room  
Snug  
Breakfast Kitchen  
Dining Kitchen  
Pantry  
Inner Hallway / Boot Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
Bedroom 2

## Study

Two Bathrooms  
Two WCs

## SECOND FLOOR

Bedroom 3  
Bedroom 4  
Bedroom 5

## COUNCIL TAX

G

## EPC RATING

F



### INTERNAL

The property is entered via the bright entrance hall with staircase rising to the first floor and door through to the inner hallway which has cloaks storage and a separate two-piece cloakroom.

The spacious sitting room features a large bay window to the front elevation, an oak parquet floor and walnut fire surround housing a gas fire. A door leads through to the snug which features a sash window and oak fire surround. A further door to a rear entrance lobby giving access to the rear of the property.

The dining room is of similar dimensions to the sitting room, again featuring a large bay window and an oak fireplace housing a gas fire. The breakfast room is located off the dining room and is fitted with a range of store cupboards and equipped with a stainless steel single bowl sink with double drainer. Adjoining the breakfast kitchen is a useful pantry with original stone slab shelving. The dining kitchen is located to the rear of the property and fitted with base units and having space for a slot-in gas cooker and plumbing for a washing machine, an external door gives access to the rear of the property.

In addition there is a useful cellar with vaulted ceiling accessed from the entrance hall and two integral single garages off the inner hallway.

There are two generous double bedrooms located on the first floor, both with bay windows and there is another spacious room accessed from the master bedroom that would provide a study, nursery or large en-suite bathroom. There are two bathrooms housing baths (one with shower over) and wash basins on the first floor as well as two separate WCs.

On the second floor there are two double bedrooms, a single bedroom and storeroom.

### EXTERNAL

Syke House is approached along a private drive to a generous parking area with turning circle. The fully enclosed and private grounds are largely laid to lawn and planted with mature shrubberies and trees. There is stone outbuilding with stable door and adjacent storeroom, a stone bin store and external access to an additional cellar located beneath the dining kitchen.

### LOCATION

Syke House is within a mile of excellent village schools at both Barkisland and Greetland. There is a farm shop, village post office and general store, cricket and golf clubs, and country pubs all within easy reach. The more extensive amenities of West Vale, including a health centre and pharmacy are just a 10 minute drive. The M62 - J22 & J24 are within 15 minutes' drive affording speedy access to the motorway network, Manchester and Leeds. There are mainline Railway Stations at Sowerby Bridge and Halifax and a regular local bus route.

### SERVICES

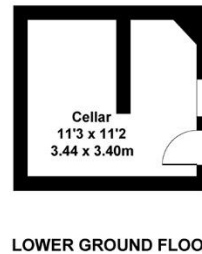
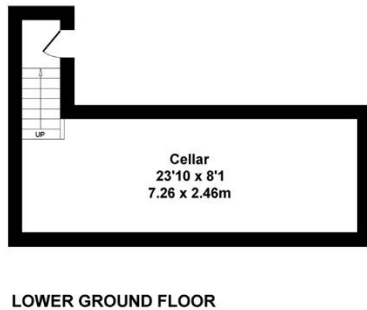
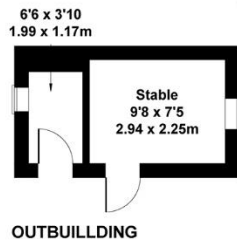
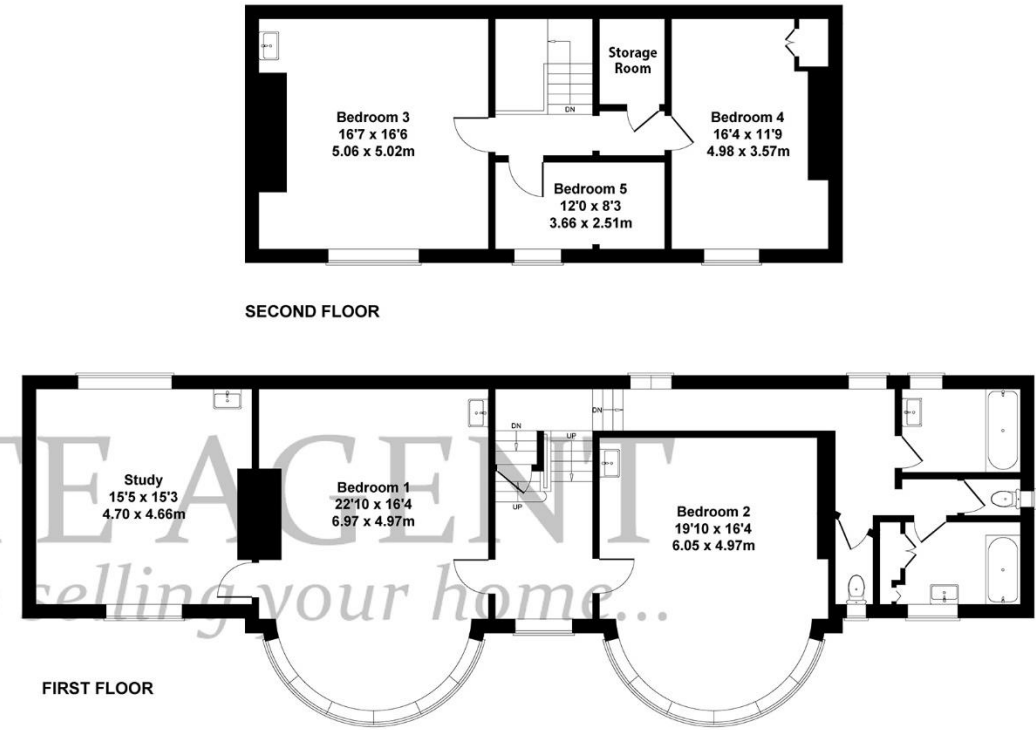
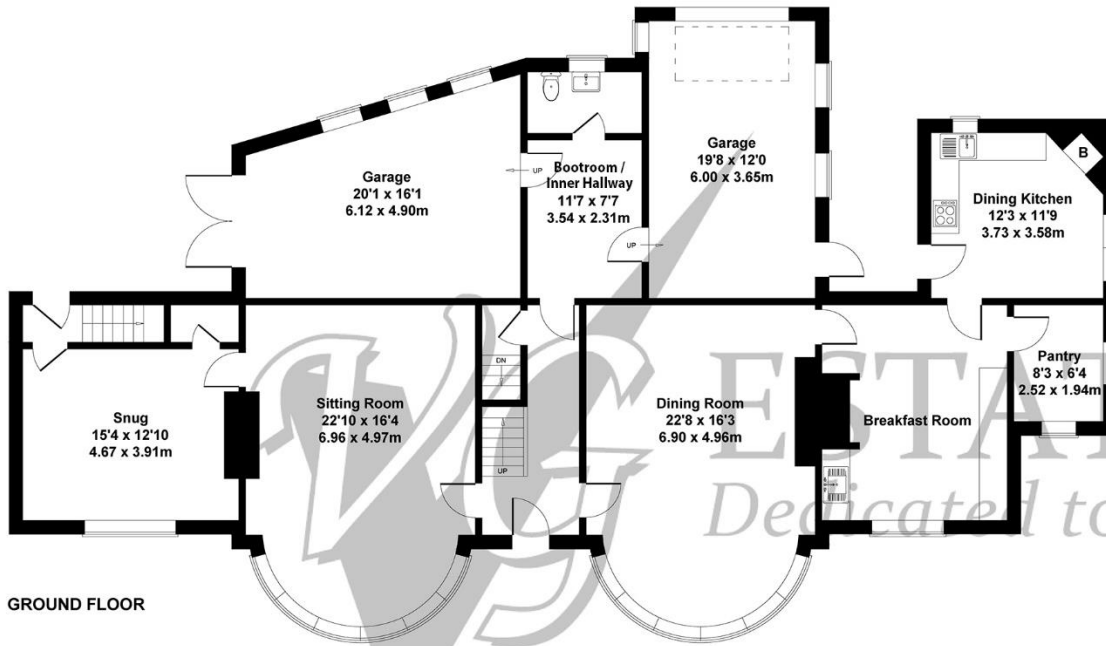
Mains Services. Gas central heating, boiler located in dining kitchen.

### DIRECTIONS

From Ripponden turn onto Elland Road and continue uphill past the Fleece Inn. Take the next right towards Barkisland. Go straight on at the crossroads and turn left onto Saddleworth Road at the second crossroads (opposite Post Office). Continue along this road for approximately 3/4 mile passing the turn for Branch Road on your right and taking the second left turn into the property, indicated by our For Sale board.



Approximate Gross Internal Area  
4467 sq ft - 415 sq m







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