







20 THE MEADOWS

FRIENDLY | HX6 2UN

Set within the sought-after Calder Valley village of Friendly, this attractive four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Positioned between the popular towns of Sowerby Bridge and Hebden Bridge, the property enjoys beautiful countryside surroundings while remaining convenient for local amenities, well-regarded schools and excellent commuter links including nearby rail services and the M62.

The heart of the home is a superb open-plan living/dining kitchen with conservatory extension, creating a bright and sociable space perfect for everyday living and entertaining. A separate lounge with feature fireplace and additional conservatory provides further flexible reception space.

Externally the property benefits from driveway parking for two vehicles and a terraced rear garden with attractive patio areas, ideal for relaxing or outdoor dining.



GROUND FLOOR

Entrance Hall
 Kitchen/Dining Room
 Lounge
 Conservatory
 Cloakroom
 Utility Room
 Storage

FIRST FLOOR

Bedroom 1
 Ensuite
 Bedroom 4
 House Bathroom

SECOND FLOOR

Bedroom 2
 Bedroom 3

COUNCIL TAX BAND

E

EPC RATING

C

INTERNAL

The property is entered via a welcoming entrance hall with wood-effect laminate flooring, an under-stairs storage cupboard and staircase rising to the first floor. A cloakroom off the hallway is fitted with a contemporary two-piece suite comprising a concealed cistern WC and wash hand basin. The superb open-plan family living/dining kitchen forms the heart of the home and has been extended with a large conservatory to create a bright and spacious reception area ideal for everyday family living and entertaining. The kitchen is fitted with a range of high gloss wall and base units with quartz work surfaces and splashbacks, complemented by under unit lighting and a wine rack. Integrated appliances include a stainless steel sink, five ring gas hob with extractor, double electric oven, dishwasher. Tiled flooring runs throughout and French doors open into the conservatory overlooking the garden.

The separate lounge provides an additional generous reception space with windows to the front elevation, quality timber flooring and a feature fireplace with granite hearth and timber surround housing a coal effect living flame gas fire. French doors lead through to a second conservatory which enjoys views across the rear garden and provides direct access to the upper patio terrace.

A utility room, formed from part of the former garage, provides plumbing for a washing machine, space for a tumble dryer and additional storage.

To the first floor, the principal bedroom benefits from built-in cupboards and a contemporary ensuite shower room with WC, wash basin and tiled shower cubicle. Bedroom four is also located on this floor and enjoys views to the rear. The family bathroom is fitted with a modern three-piece suite comprising bath, wash basin and WC. To the second floor are two further well-proportioned double bedrooms, one benefiting from a large built-in wardrobe with mirrored sliding doors.

EXTERNAL

To the front of the property is a block paved driveway providing off-road parking for two vehicles. The rear garden is terraced with paved patio areas on two levels, ideal for outdoor dining and relaxing. An external store with up and over door forms part of the former garage and could be reinstated if required.

LOCATION

Situated within the desirable Calder Valley village of Friendly, between Sowerby Bridge and Hebden Bridge. The area offers excellent access to scenic countryside walks, local amenities, well regarded schools and regular transport links, including a nearby railway station with connections to Leeds and Manchester. The M62 (J24) is approximately 20 minutes away.

SERVICES

All mains services are connected. Gas central heating.

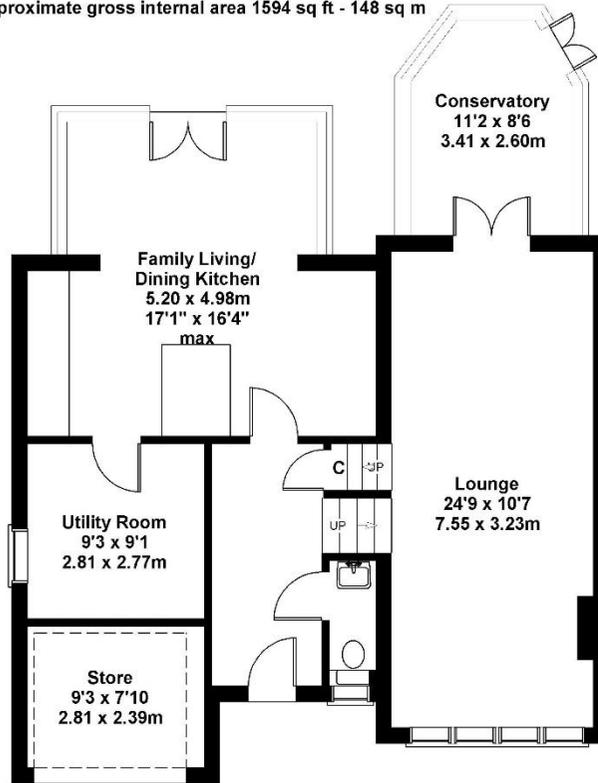
DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and proceed to the traffic lights in the centre of town, turning left up Tuel Lane. At the top of Tuel Lane turn left into Burnley Road and continue ahead into the village of Friendly. The entrance to The Meadows can be found on the left hand side. Proceed into the development and number 20 will be found on the right.

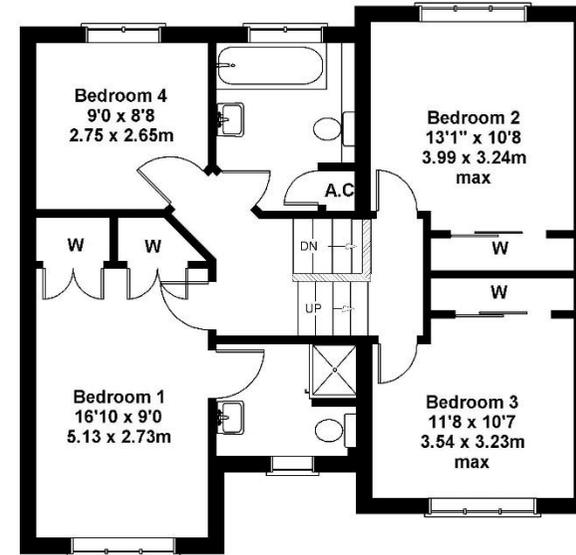


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Approximate gross internal area 1594 sq ft - 148 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE 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. No representation has been made by the seller, the agent or PotterPlans
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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.