





87 RAVENSTONE DRIVE

GREETLAND | HX4 8DY

Situated in an elevated position on a popular development, this well-presented semi-detached stone-built property provides well-planned accommodation arranged over two floors and enjoying far-reaching views.

Internally comprising an entrance porch, a dual aspect open-plan living room with recently updated breakfast kitchen, two double bedrooms and newly appointed bathroom, the property would appeal to the professional couple or first time buyer alike.

Externally there is off road parking, single garage and a fully-enclosed, well-maintained garden to the rear of the property.



GROUND FLOOR

Entrance Porch
Living Room
Breakfast Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
House Bathroom

COUNCIL TAX

B

EPC RATING

C

INTERNAL

Access to the property is via a flight of stone steps from the driveway up to the front door which opens into the entrance porch with further external door to the rear garden.

The spacious open plan living room is dual aspect with windows to the front and single French door into the garden. There is plentiful room for separate dining and seating areas and an open staircase rises to the first floor, with understairs shelving and space for a wine cooler. The living room is open to the recently updated kitchen area which is fitted with contemporary base and wall units with granite effect worktops incorporating an undermounted sink. Equipment includes an electric oven with four-ring gas hob and extractor canopy over; integrated appliances include a washing machine, fridge, freezer and dishwasher.

There are two double bedrooms located on the first floor, bedroom 1 is particularly spacious and includes a built-in cupboard.

The first floor accommodation is completed with a newly installed three-piece bathroom, which is fully tiled with underfloor heating and houses a bath with dual shower head over and matching shower screen, WC and circular wash basin housed on a vanity unit with illuminated bathroom mirror over.

EXTERNAL

To the front of the property is a tarmac drive in front of the single garage. A flight of steps leads up through the terraced rockery to the front door. The rear garden is fully enclosed and abuts adjacent woodland providing a pleasant outlook. The garden is terraced over three levels and includes a spacious patio, ideal for barbecues, a raised seating area with adjacent flower bed and a spacious, level lawn.

LOCATION

Conveniently located within a short stroll of the extensive amenities of West Vale which include a health centre, pharmacy, post office, primary school, park and a wide choice of shops, bars and restaurants. The M62 is within 5 minutes drive, providing excellent commuter links to Leeds and Manchester. The property is on a bus route and there are mainline train stations at Sowerby Bridge, Halifax and Brighouse.

SERVICES

All mains services. Gas central heating with boiler located in cupboard in bedroom 1.

TENURE Freehold.

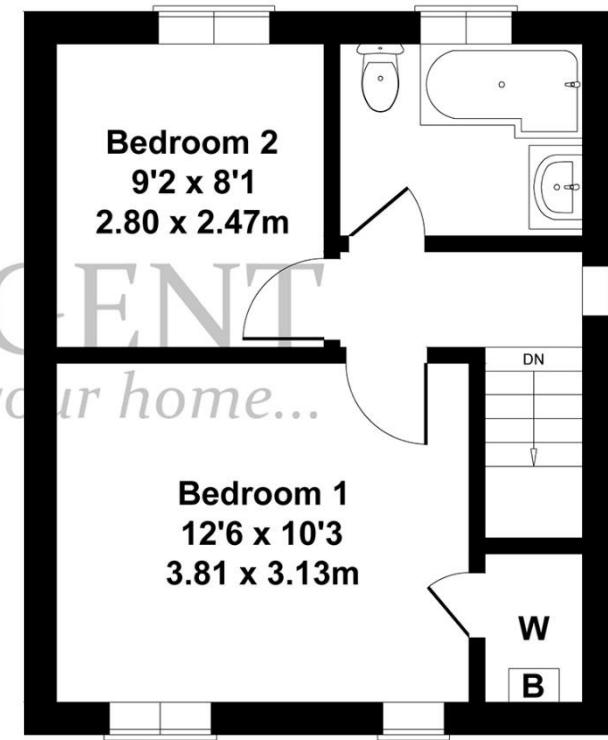
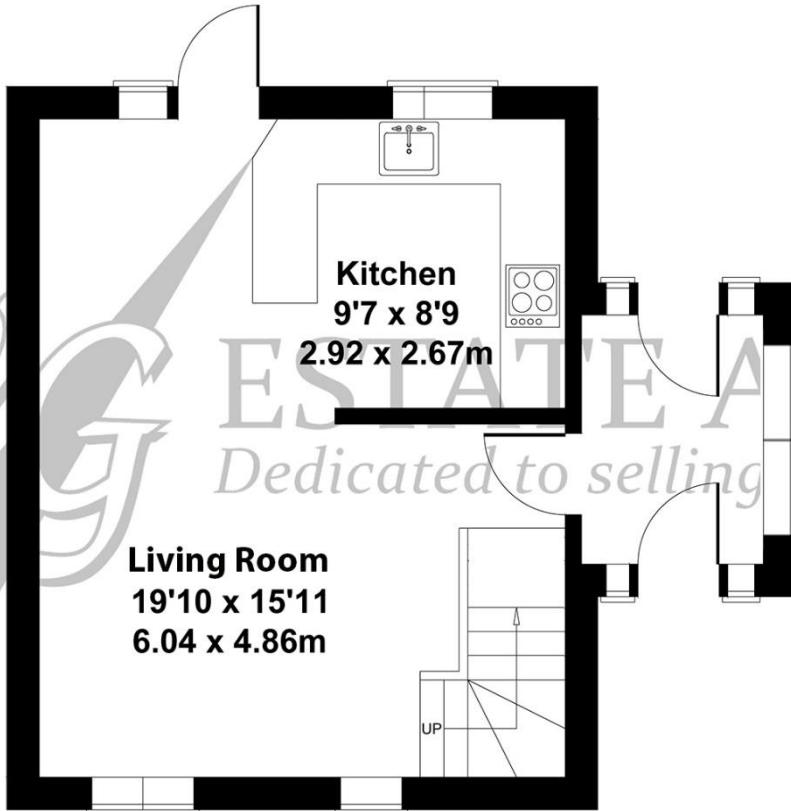
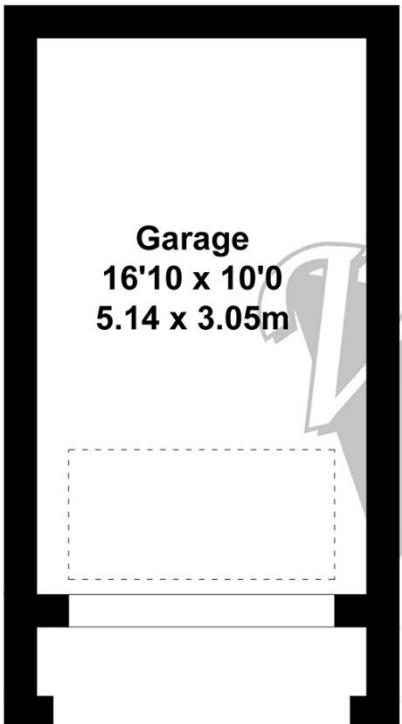
DIRECTIONS

From Ripponden, take the Elland Road, up to Barkisland. Fork right into Barkisland, straight across at the 1st crossroads and left into Saddleworth Road at the 2nd crossroads. At the traffic lights in West Vale turn right into Stainland Road and take the third turn on the left into Queen Street. Turn right at the T junction on to Green Lane, then third left into Hullenedge Lane. Take the next right turn into Ravenstone Drive and the property is on the left hand side, indicated by our For Sale board.



Approximate Gross Internal Area

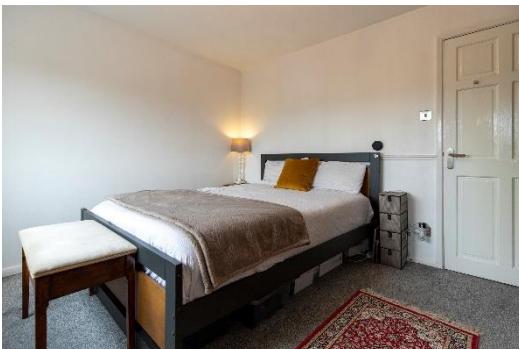
850 sq ft - 79 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR





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

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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.