



ESTATE AGENT

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# LALIT HOUSE

RIPPONDEN | HX6 4JT

Occupying an elevated position with panoramic views across the Ryburn Valley, Lalit House is a deceptively spacious, individually designed detached residence offering exceptionally versatile accommodation arranged over four floors. This highly efficient home provides flexible accommodation with a layout to suit a wide range of lifestyle needs—ideal for growing families, multi-generational living, home working, or those seeking generous hobby and leisure spaces.

Perfectly positioned within walking distance of Ripponden village and its wide range of amenities, the property combines contemporary living with outstanding convenience. With spacious reception rooms, luxurious bedroom suites, ample off-road parking, and landscaped outdoor areas, Lalit House must be viewed internally to be fully appreciated.



## GROUND FLOOR

Entrance Hall  
Bedroom 2  
Bedroom 3  
Bathroom  
Integrated Garage

## LOWEST GROUND FLOOR

Games Room  
Pool Room  
Office

## LOWER GROUND FLOOR

Kitchen  
Dining Room  
Lounge  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
Dressing Room  
Ensuite  
Bedroom 4  
Ensuite

## COUNCIL TAX

F

## EPC RATING

A



### INTERNAL

Entering the property into a spacious entrance hall featuring mullion windows to the front elevation, and internal access to the integrated garage. A hallway provides access to two well-proportioned double bedrooms and a stylish four-piece house bathroom, complete with panelled bath, walk-in rainfall shower.

From the hallway, an open staircase descends to the lower ground floor. This impressive level forms the heart of the home, centred around an outstanding open-plan living kitchen. The kitchen boasts an extensive range of fitted units with contrasting granite worksurfaces, undermounted sink, marble-effect tiled flooring, AEG integrated appliances (double electric oven, dishwasher, five-burner gas hob, extractor), space for an American-style fridge freezer, and open views across the valley. Patio doors lead out to a side terrace—ideal for summer dining.

An open doorway flows into the dining room, featuring an open fireplace with stone hearth, alongside sliding doors which open directly to the garden. The adjacent lounge offers generous proportions, dual-aspect windows, and a second open fireplace.

A useful utility room completes this level, fitted with base units, laminate worksurfaces, sink, plumbing for laundry appliances, and matching tiled flooring.

A separate WC is also accessed from the lower ground floor hallway, which includes storage and houses the gas boiler and hot water cylinder.

A staircase continues down to the lower garden level, comprising three additional rooms, currently arranged as two games rooms and a home office. Double doors lead out onto the enclosed garden area.

The uppermost floor accommodates two generous double bedrooms. The second bedroom enjoys its own contemporary en-suite shower room. The luxurious principal suite features a large walk-in wardrobe/dressing area with eaves storage and an impressive four-piece en-suite bathroom, including panelled bath & shower.

### EXTERNAL

The property is approached via a paved driveway directly off Rochdale Road, offering private parking for approximately four vehicles, in addition to the integral garage which features an electric roller door.

To the front is a spacious paved terrace enjoying stunning far-reaching views across the village—an ideal setting for alfresco dining or relaxation. Steps lead down to the main garden, which boasts an artificial lawn for lower maintenance and year-round convenience. The property also benefits from roof-mounted solar panels, enhancing both energy efficiency and sustainability.

### LOCATION

Lalit House is ideally located within walking distance of Ripponden, widely regarded as one of Calderdale's most desirable residential areas. The village offers an excellent range of amenities including popular eateries, bars, shops, a health centre, pharmacy, library, and recreational facilities. Superb countryside is close by, yet access to transport links remains excellent, with the M62 motorway providing swift routes to both Leeds and Manchester. A supermarket and railway station can be found in nearby Sowerby Bridge, and the area is served by highly regarded primary and secondary schools.

### SERVICES

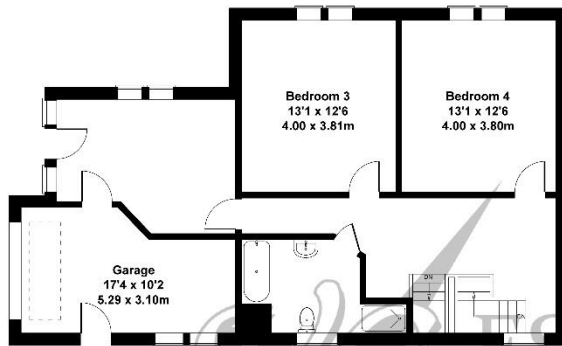
All mains services. Gas central heating, boiler located on the lower ground floor.

### TENURE & FEES

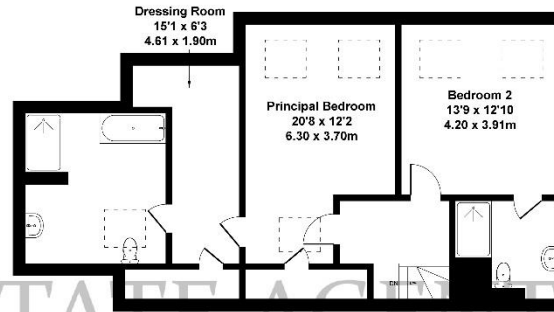
Freehold



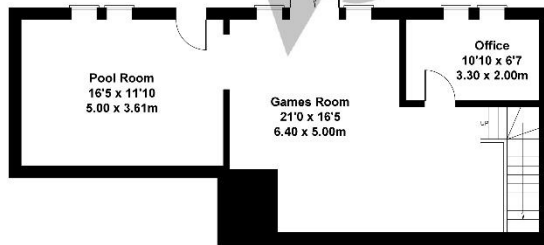
Approximate Gross Internal Area  
3897 sq ft - 362 sq m



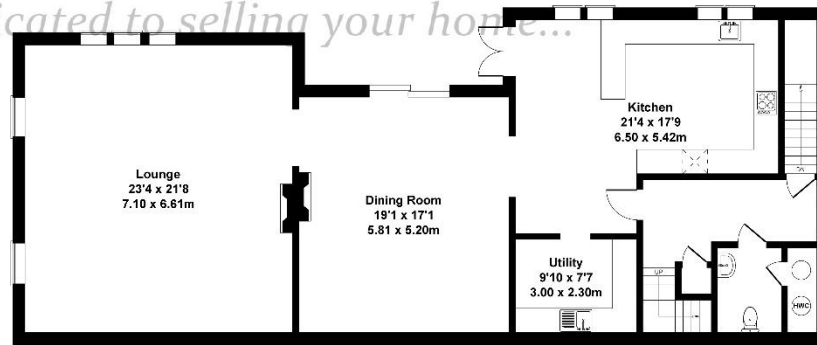
GROUND FLOOR



FIRST FLOOR



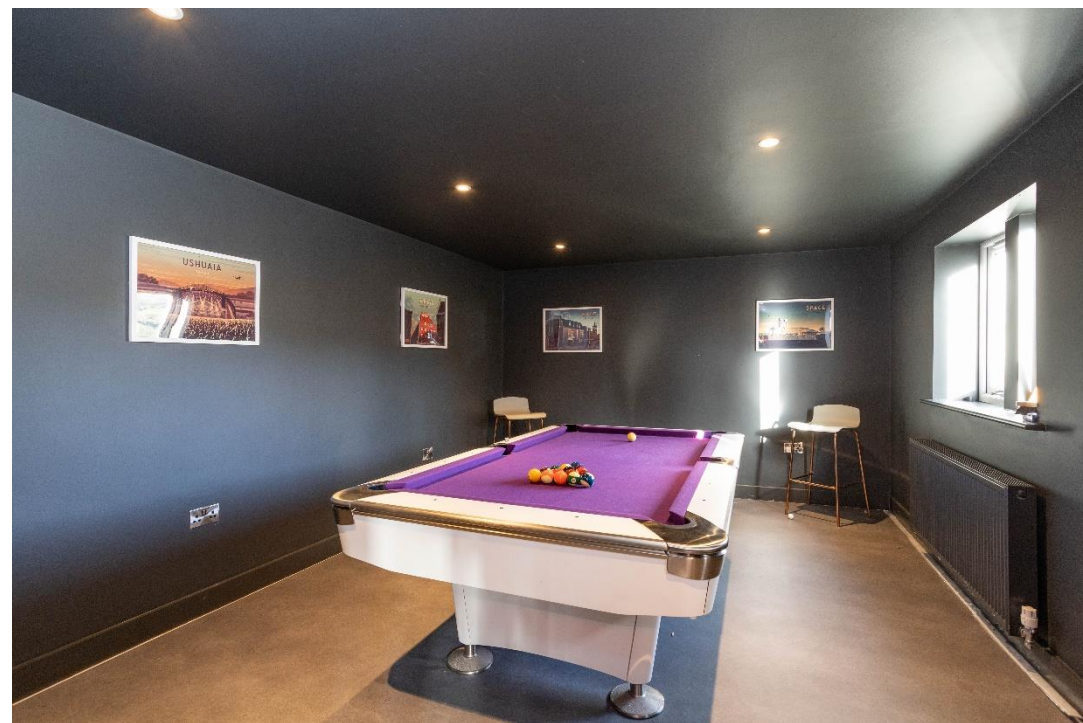
LOWEST GROUND FLOOR



LOWER GROUND FLOOR







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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.