







# 3 JACKSON MEADOWS

BARKISLAND | HX4 0DD

Located on a quiet residential cul-de-sac, this detached property provides a spacious four-bedroom family home in the centre of sought after Barkisland.

The property is well presented and includes a kitchen with three reception rooms, separate utility room, family bathroom and cloakroom.

Externally the property stands in a good size plot with gardens to the front and rear. There is a long driveway providing generous off-road parking and leading to the detached tandem garage.



## GROUND FLOOR

Entrance Porch  
Kitchen  
Sitting Room  
Dining Room  
Orangery  
Utility Room  
Cloakroom

## FIRST FLOOR

Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
House Bathroom

## EXTERNAL

Detached Tandem Garage

## COUNCIL TAX BAND

E

## EPC RATING

B

### INTERNAL NOTES

The property is accessed via an entrance porch leading into the hallway.

There is a spacious sitting room with stone fireplace housing a multi-fuel stove and double doors leading into the Orangery which has French doors leading out to the rear garden. There is a separate dining room which gives access to the kitchen and has useful understairs storage.

The fitted breakfast kitchen houses modern grey units with granite worktops and coloured glass splashback, equipment includes a range cooker with extractor canopy above, and an integrated fridge freezer. The rear hallway gives access to a two-piece cloakroom and there is a separate utility room with plumbing for a washing machine, space for a dryer and external access to the garden.

There are four bedrooms located on the first floor, three of which have built-in storage.

The bedrooms are complemented by a four-piece family bathroom housing a bath, shower cubicle, pedestal wash basin and WC.

### EXTERNAL

The property stands on a good-sized plot. At the front is a long driveway providing generous off-road parking and leading to a detached tandem garage. There is a large level lawn which could be utilised for further off-road parking if desired. To the rear is a large, fully enclosed garden with stone flagged patio and large level lawn bordered by mature shrubs and trees.

### LOCATION

Barkisland is a highly sought-after village with a range of amenities including a well-stocked general store and Post Office, an excellent primary school, village pub, Church and cricket club. There is a fabulous farm shop and a popular country pub with restaurant within a few minutes' drive.

The M62 is within 10 minutes' drive, providing excellent commuter links to Leeds, Bradford and Manchester. There is a regular bus service from nearby. There is a mainline railway station in Sowerby Bridge.

### SERVICES

All mains services. UPVC double glazing. Gas central heating, boiler located in kitchen. FIT Solar panels with potential annual income of more than £2,000.

### TENURE

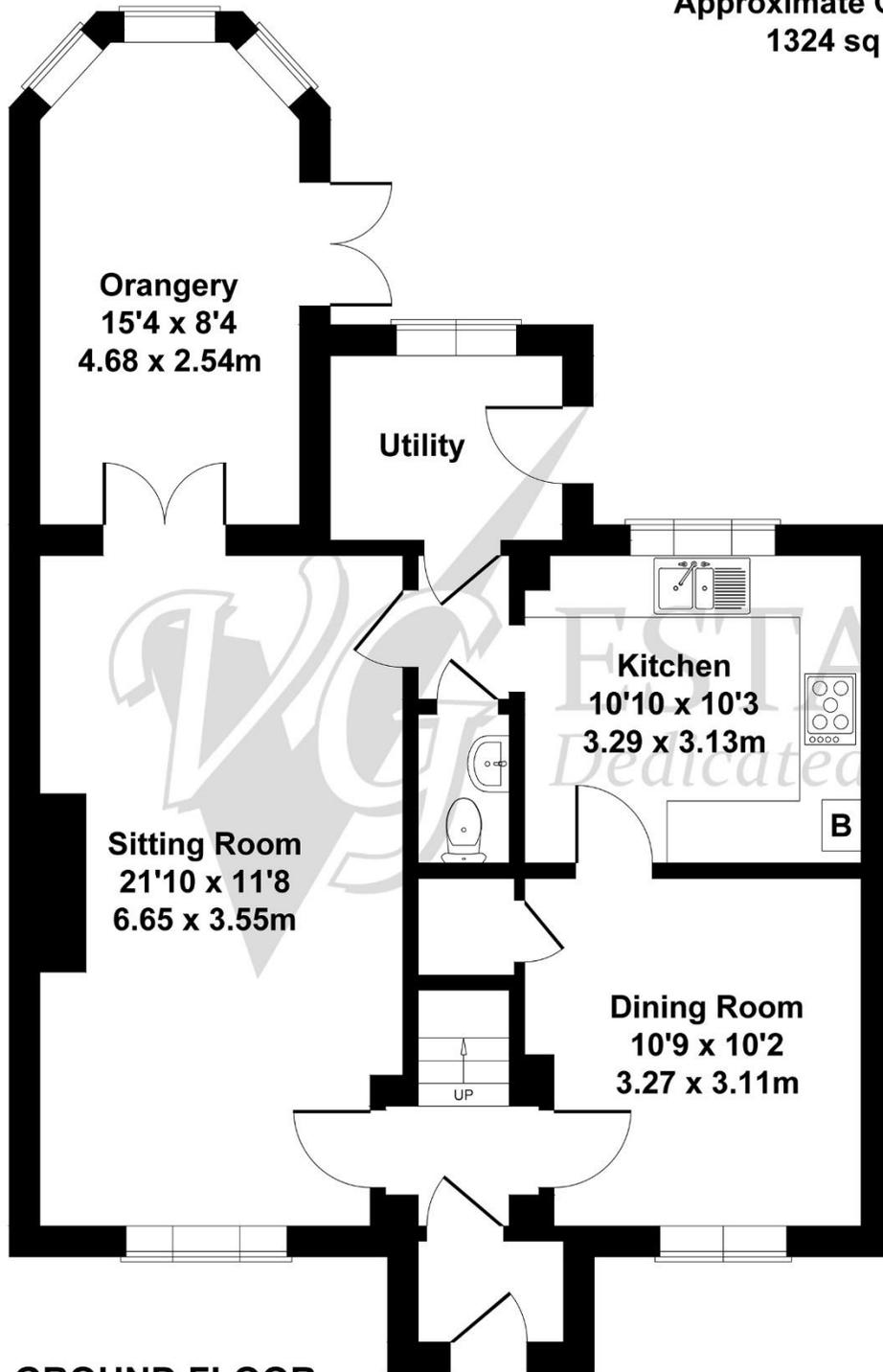
Freehold.

### DIRECTIONS

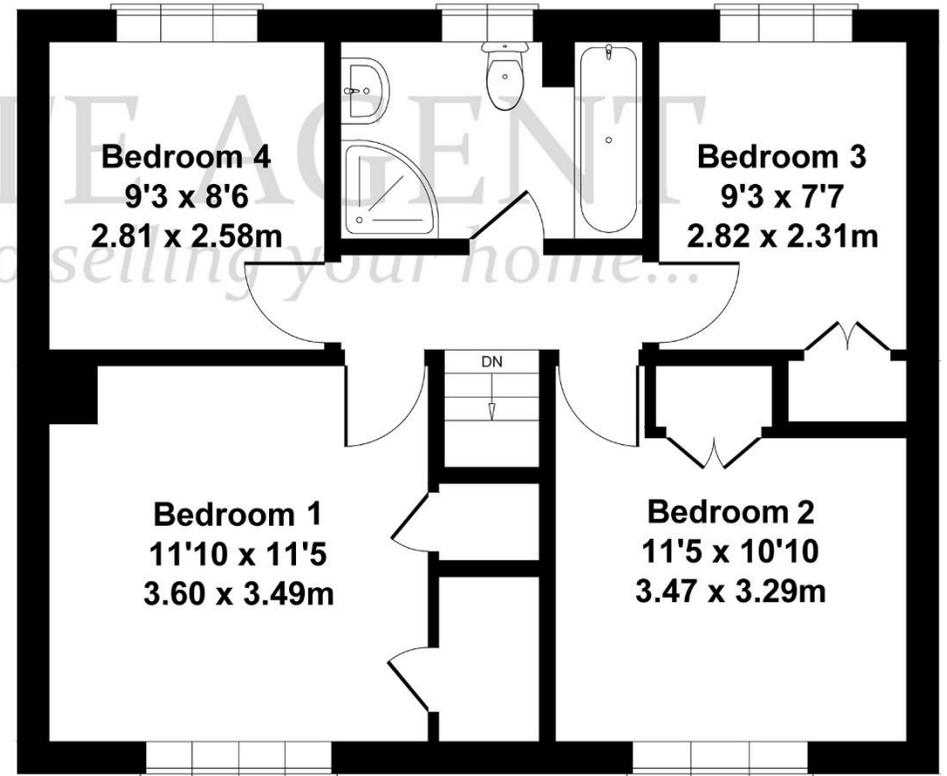
From Ripponden take the B6113 Elland Road uphill and on reaching the Fleece Inn, bear right into Barkisland. Take the first left turn into Jackson Lane and next right into Jackson Meadows. No.3 is the third property on the right-hand side.



Approximate Gross Internal Area  
1324 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR



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