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# 12 REGAL CLOSE

RISHWORTH | HX6 4RP

Located on a quiet residential cul-de-sac, on the fringes of sought after Rishworth, this detached property offers good-sized family accommodation with a fully enclosed rear garden and off-road parking on the gated block paved driveway.

The accommodation includes a spacious living dining kitchen with adjacent utility room, a dual aspect sitting room with modern wood burner and three/four bedrooms, all with built-in wardrobes, complemented by a three-piece bathroom and downstairs cloakroom.

The property enjoys far-reaching views to the rear.



## GROUND FLOOR

Entrance Porch  
Living Dining Kitchen  
Sitting Room  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Dressing Room / Bedroom 4  
House Bathroom

COUNCIL TAX

D

EPC RATING

D

### INTERNAL NOTES

The property is accessed via a useful entrance porch, opening directly into the bright and airy, dual aspect, living/dining/kitchen with external door to the rear garden. The kitchen area houses a range of sleek white units with silestone worktops and centre island with storage. There is a 1½ bowl sink, double oven with induction hob and extractor canopy over, an integrated microwave and space for a dishwasher. The adjacent utility room includes plumbing for a washer and space for a fridge freezer and a dryer. There is a two-piece cloakroom located off the kitchen.

Completing the ground floor accommodation is a dual aspect sitting room with contemporary wood burning stove.

The bedrooms are all located on the first floor, and all have fitted wardrobes. Bedroom 4 is currently utilised as a dressing room. The bedrooms are complemented by a modern bathroom comprising bath with shower over, WC and a vanity unit with wash hand basin.

### PLEASE NOTE

The property has previously been granted planning permission for an extension over garage to create an en-suite master bedroom (this has now lapsed).

### EXTERNAL

The front of the property has been gated and block paved to provide ample off-road parking and access to the useful external storeroom (part of former garage).

To the rear is a large fully enclosed garden laid predominantly to lawn with pea-gravel patio area and raised planted beds, and a decked patio with solid timber gazebo and natural stone fireplace with open fire, ideal for enjoying the outdoors in any weather!

### LOCATION

Rishworth is conveniently located only 10 minutes' drive from J22 of the M62 motorway, and has the advantage of a village school, church, pub and regular bus service. The more extensive amenities of Ripponden are only one mile away where there is a health centre, dental surgery, vets' practice, library and a variety of shops, restaurants and bars.

### SERVICES

All mains services. Gas central heating. UPVC double glazing. The new boiler (2022) is located in the storeroom.

### TENURE

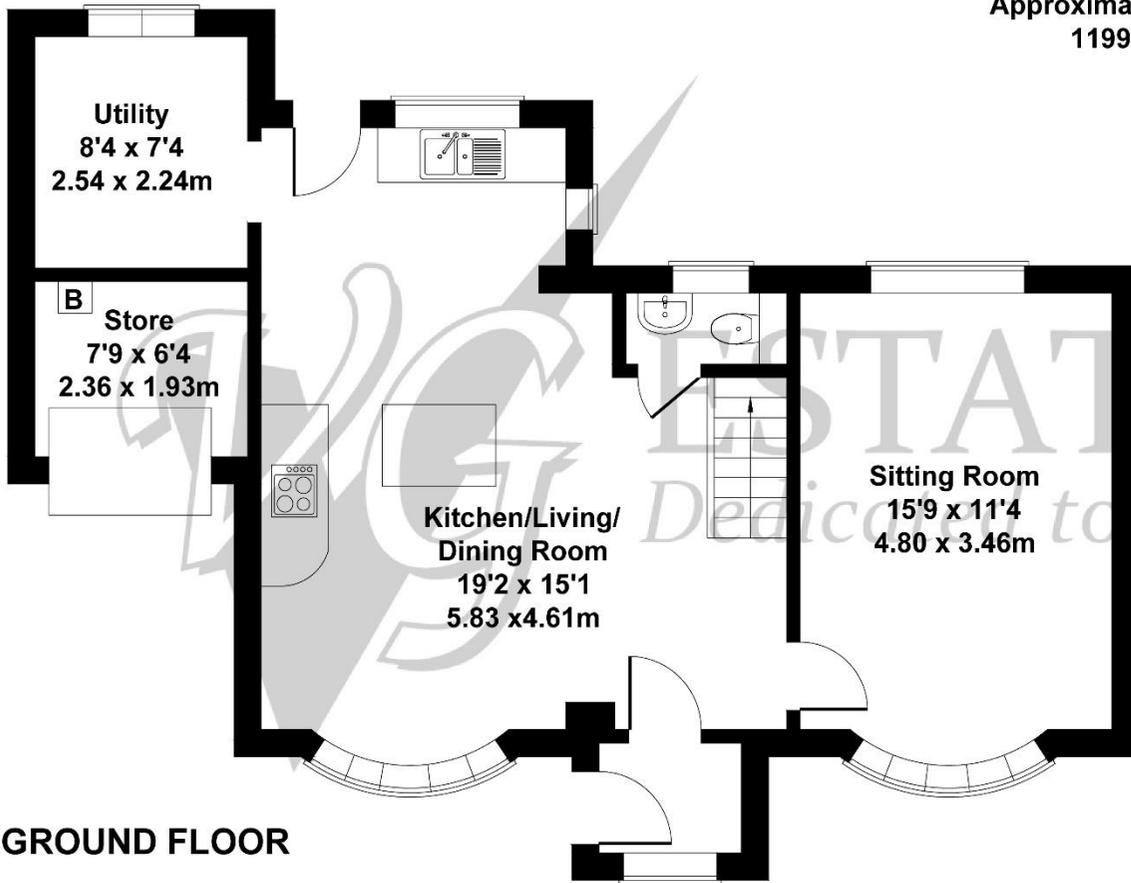
Freehold.

### DIRECTIONS

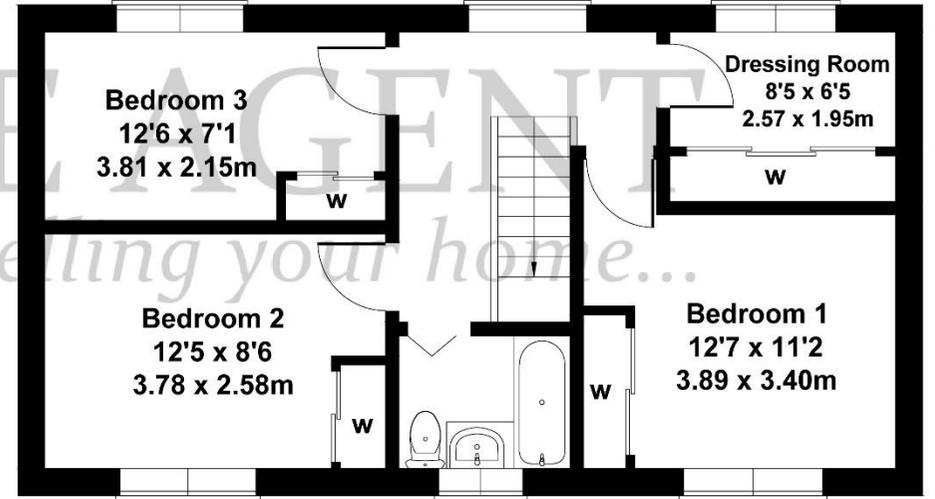
From Ripponden traffic lights take the Oldham Road out of the village, continue into Rishworth passing Rishworth School and after passing The Malt House turn right into Rishworth New Road, continue uphill. Turn left into Regal Drive, follow the road around to the right into Regal Close. No.12 can be found at the end of the cul-de-sac identified by our For-Sale board.



Approximate Gross Internal Area  
1199 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR





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