

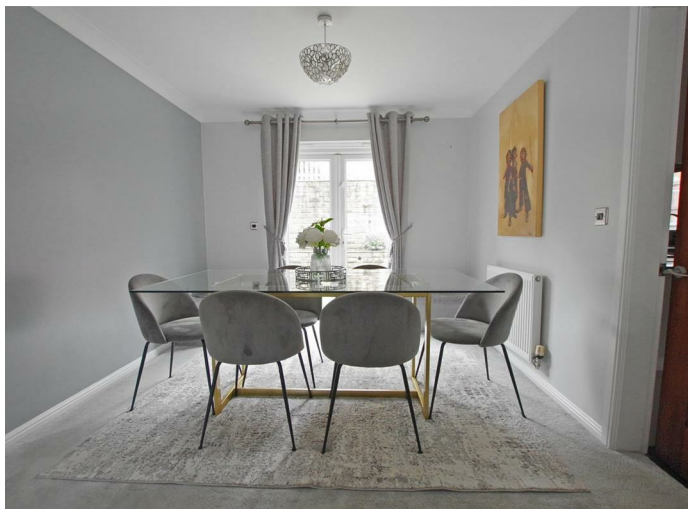


**Derwent Court, Ripponden, HX6 4JE**  
**£400,000**

**E&H** Holmes  
ESTATE AGENTS

**\*\*AVAILABLE WITH NO ONWARD CHAIN\*\***

A well presented, four bedroom, executive detached family home on this popular residential development in Ripponden. Offering spacious accommodation for the modern family with both utility and cloak facilities along with en-suite to the master bedroom. The property benefits from a well proportioned tiered garden with a lovely patio seating area and steps leading to an enclosed, level lawn garden. Ideally located for local amenities, transport links and schools this is an ideal home for a young or growing family.



**Entrance Hall**

Radiator. UPVC double glazed door to front elevation.

**Cloakroom**

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to side elevation.

**Lounge 15'11" into bay x 13'6" (4.854 into bay x 4.121)**

Radiator. UPVC double glazed Bay window to front elevation.

**Dining Room 10'11" x 9'8" (3.334 x 2.968)**

Open to Lounge. Radiator. UPVC double glazed French doors to rear elevation.

**Breakfast Kitchen 10'3" x 11'1" (3.149 x 3.401)**

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Granite work surfaces. Breakfast bar. Electric oven. Gas hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer. Radiator. Understairs cupboard. UPVC double glazed window to rear elevation.

**Utility Room 6'9" x 5'0" (2.060 x 1.533)**

Wall and base units. Stainless steel sink. Plumbing for washing machine. Radiator.

**Split Level Landing**

Stairs leading from entrance hall. Stairs leading to Landing.

**Bedroom Four 10'11" x 8'9" (3.341 x 2.668)**

Radiator. UPVC double glazed window to front elevation.

**Landing**

Stairs leading from Split Level Landing. Radiator. UPVC double glazed window to side elevation.

**Master Bedroom 15'1" max x 16'9" into alcove (4.615 max x 5.126 into alcove)**

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

**En-Suite**

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan.

**Bedroom Two 10'2" x 9'10" + recess (3.109 x 3.016 + recess)**

Radiator. UPVC double glazed window to rear elevation.

**Bedroom Three 10'4" x 9'6" (3.152 x 2.901)**

Radiator. UPVC double glazed window to rear elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Freestanding bath. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

**Garage**

Up and over doors. Power. Light.

**Parking**

Parking for two cars.

**Rear Garden**

Two tier garden with spacious patio and steps leading to an enclosed lawn garden.

**Council Tax Band**

E

**Location**

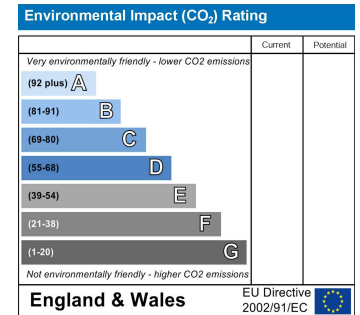
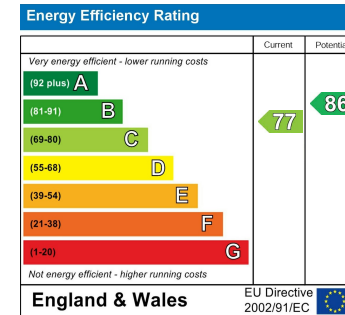
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
minority.nicer.blues

**Disclaimer**

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will

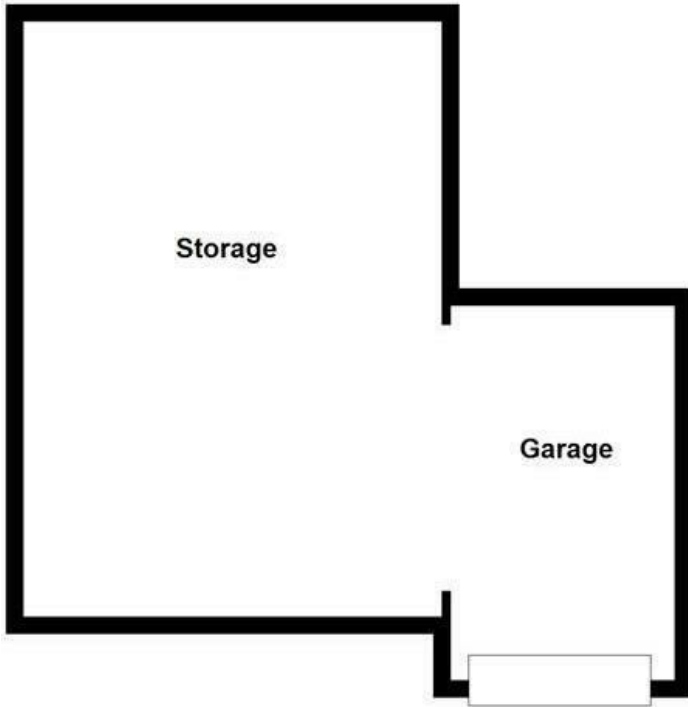
be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.



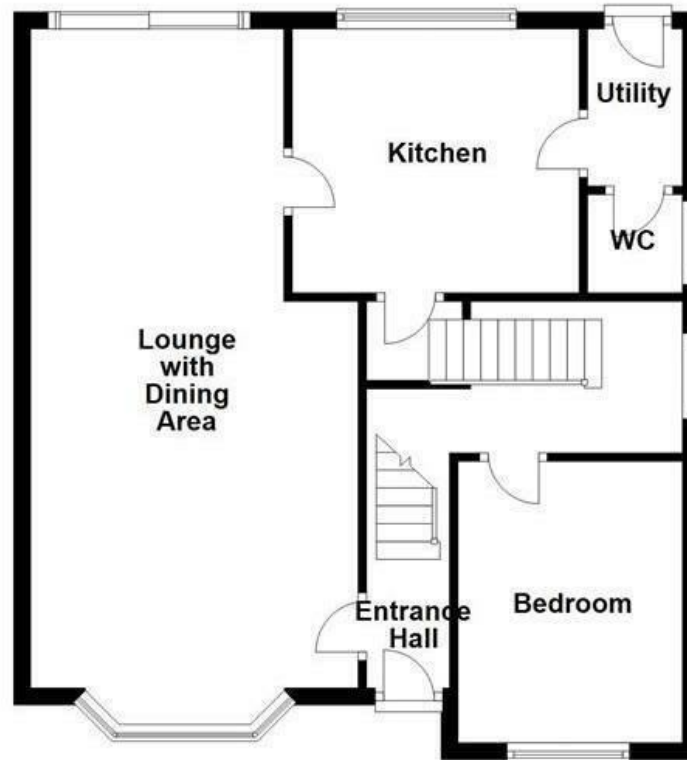




**Basement**



**Ground Floor**



**First Floor**

