



Old Bank, Sowerby Bridge, HX6 4DG
£625,000

E&H Edkins Holmes
ESTATE AGENTS

A superb opportunity to acquire a spacious four-bedroom detached home in a sought-after Ripponden conservation area. This property offers bright, versatile living spaces designed for modern family life, combining comfort with a practical layout throughout.

The home sits on a large plot and benefits from an electric gated driveway, providing parking for multiple vehicles, as well as two integral garages. Gardens and balconies allow residents to fully enjoy the attractive outlook. A sunroom/conservatory to the front ensures you can enjoy the views whatever the weather.

Inside, the property features a master bedroom with en-suite, three further bedrooms, a study, utility room, and cloakroom. The high-quality, bespoke fitted kitchen is complemented by a spacious lounge, open plan via an archway to the dining room—perfect for entertaining and family life.

Importantly, planning permission has been granted (planning application no. 24/01290/HSE) for a further extension, offering the potential to create a spectacular five-bedroom detached house—ideal for those seeking additional space or a future-proofed investment.

Located close to local shops, schools, and excellent transport links, it provides the perfect balance of convenience and community.

This property is a rare find, offering a well-proportioned home in a prime Ripponden location—ideal for families, professionals, or anyone seeking space and lifestyle in one of the area's most sought-after locations.



Ground Floor:

Inner Hall

Storage cupboard. Two radiators.

Entrance Hall

Radiator. UPVC double glazed windows to front and side elevations. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Fully tiled. Chrome towel radiator. Extractor fan.

Study 5'9" x 7'7" (1.757 x 2.318)

Radiator. UPVC double glazed window to side elevation. UPVC double glazed door to balcony.

Lounge 20'0" x 14'8" (6.119 x 4.473)

Two radiators. UPVC double glazed French doors to balcony. UPVC double glazed window to side elevation.

Dining Room 12'0" x 12'1" (3.662 x 3.694)

Two radiators. UPVC double glazed window to front elevation.

Kitchen 12'9" x 10'5" (3.890 x 3.185)

Solid wood fitted kitchen with wall and base units. One bowl undercounter sink. Granite worksurfaces. Breakfast bar. Coffee station. Rangemaster dual fuel Range cooker (available by separate negotiation). Integrated dishwasher. Integrated fridge. Integrated microwave. UPVC double glazed window to front elevation.

Utility Room 7'3" x 6'0" (2.221 x 1.853)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Radiator. UPVC double glazed window to side elevation.

Conservatory / Sun Room 22'2" x 9'3" narrowing to 5'6" (6.776 x 2.833 narrowing to 1.696)

UPVC constructed conservatory. Two radiators.

Bedroom One 13'10" x 9'10" (4.236 x 3.013)

Fitted wardrobes. Radiator. UPVC double glazed window to side elevation.

En-Suite

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

Bedroom Two 10'8" x 8'10" (3.267 x 2.710)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'5" x 10'2" (2.879 x 3.104)

Fitted wardrobes. Radiator. UPVC double glazed window to side elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Storage cupboard. Extractor fan. Chrome towel radiator.

Lower Ground Floor:

Lower Ground Hall

Storage cupboard leading to under house storage. Access to integral garage.

Bedroom Four 13'9" x 9'9" max (4.216 x 2.981 max)

Radiator. UPVC double glazed window to side elevation.

Garage 27'9" x 11'7" (8.460 x 3.538)

Double doors. Power. Light.

Second Garage 27'9" x 7'9" (8.460 x 2.367)

Double doors. Window to side.

Council Tax Band

F

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
///cupcake.rags.tripods

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.







