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**Finest**  
*A Collection of Yorkshire's Finest Homes*

Lower Godley Oldham Road  
Rishworth



## Lower Godley Oldham Road Rishworth

Offers In Region Of £795,000

THIS STUNNING FOUR DOUBLE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME IS PERFECTLY POSITIONED IN A CHARMING VILLAGE LOCATION, OFFERING GENEROUS AND WELL-PROPORTIONED LIVING SPACES WITH BEAUTIFUL FEATURES THROUGHOUT. WITH A SPACIOUS LAYOUT, THIS HOME PROVIDES AMPLE ROOM FOR MODERN FAMILY LIVING. IT ALSO COMES WITH PLANNING PERMISSION TO EXTEND (GRANTED JUNE 2024), ALLOWING YOU TO FURTHER TAILOR THE SPACE TO YOUR NEEDS. THE PROPERTY INCLUDES A SOUTH-FACING GARDEN, A LOVELY COURTYARD, A LARGE DRIVEWAY, AND A DOUBLE GARAGE, ENSURING BOTH PRIVACY AND CONVENIENCE. WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, PUBLIC HOUSES, AND ESSENTIAL AMENITIES, THIS HOME OFFERS THE PERFECT COMBINATION OF PEACEFUL VILLAGE LIVING AND EASY ACCESS TO DAILY NECESSITIES. A TRULY EXCEPTIONAL PROPERTY WITH GREAT POTENTIAL!

## Dinning Kitchen

The dining kitchen is a standout feature of this home, offering a superior design with high-end, designer units and integrated appliances, including double ovens, a five-ring hob, a state-of-the-art extractor fan, a dishwasher, and a fridge freezer. Two magnificent fireplaces add warmth and character, creating a cozy and inviting atmosphere. The space is ideal for entertaining guests, with ample room for dining and gathering on special occasions. Dual windows cascade natural light into the room, enhancing the bright and airy ambiance.

## Sitting Room

The sitting room is truly remarkable, featuring a stunning fireplace and underfloor heating for added comfort. Tastefully styled with beautiful beam ceilings, this space offers a cozy yet sophisticated atmosphere, making it the perfect place to sit back, relax, and unwind in style.



## Office / Sunroom

The office/sunroom is an immaculate space, accessed via a welcoming hallway that leads to the utility and boot room. As you ascend the stairs, glass doors reveal this beautiful study or snug—a serene space ideal for working or relaxing while gazing out at the stunning scenery. The glass doors open up to a magical south-facing patio area, blending indoor comfort with outdoor beauty.

## Master Bedroom

The master bedroom suite is generously sized, featuring contemporary décor and an eye-catching period fireplace. Doors lead to a spacious walk-in wardrobe, with an additional door opening to the luxurious en-suite bathroom. This bathroom includes a spa bath, a walk-in shower with dual shower heads, a stylish sink unit, and a low-level WC. The bathroom is also equipped with Bluetooth speakers, creating the perfect atmosphere to unwind, soak, and gaze out at the stunning scenery.

## Bedroom Two

Another immaculate room boasting two walking wardrobes views to the rear and an ultra-modern shower room. Comprising of a double walking shower dual heads wall mounted WC and trough style unit sink and blue-tooth mirrors.

### Bedroom Three

This suite is a haven, featuring modern décor and fitted wardrobes, complemented by a large, luxurious bathroom with bath, overhead dual head shower, sink unit, dressing table and blue-tooth mirrors.

### Bedroom Four

Situated on the second floor, this large double bedroom boasts beautiful, beamed sloping ceilings and windows that are perfect for stargazing. Serving this floor is a contemporary shower room with WC and low level sink unit that is sure to impress. This floor also offers an abundance of storage, provided by fitted wardrobes and cupboards, making it simply outstanding.

### The Grounds

Solid oak gates open to reveal this magnificent south-facing home, set amidst beautifully landscaped grounds. The luscious lawn, summer house, and vegetable patches create a serene and inviting atmosphere. The patio areas offer the perfect suntrap, ideal for relaxing while gazing at the rolling hills. An Energy Controlled Greenhouse with automatic opening and closing windows controlled by temperature with full power and water supply. It is built in Yorkshire stone with a wooden frame and glass windows above. The beautiful cobbled courtyard and detached garage provides essential off-road parking and ample storage space.

### Additional information

Originally two cottages, built circa 1840, this property was converted in the 1990s into a substantial and well-proportioned dwelling, complete with a double garage (formerly a butcher's shop). The current owner has sympathetically renovated the property, incorporating high-calibre fixtures and fittings throughout. Additionally, the property has been granted Planning Permission (June 2024) for a stunning single-storey corner extension to enhance the residence. Further details can be found on the Calderdale Metropolitan Borough Council Planning Portal, Ref: 24/00582/HSE.

Located in the picturesque village of Rishworth, this property is within walking distance of the local pub, renowned private and public schools, as well as nearby countryside and woodland walks.



## **ADDITIONAL INFORMATION**

Council Tax:

EPC: D

Tenure: Freehold

Parking: Off Road Parking

## **UTILITIES**

Gas:Mains

Electric:Mains

water:Mains

Heating:Gas

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

## **AGENT NOTES**

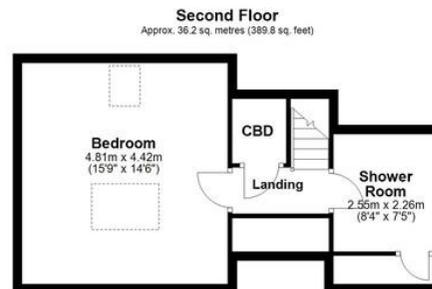
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY



Total area: approx. 270.2 sq. metres (2908.2 sq. feet)



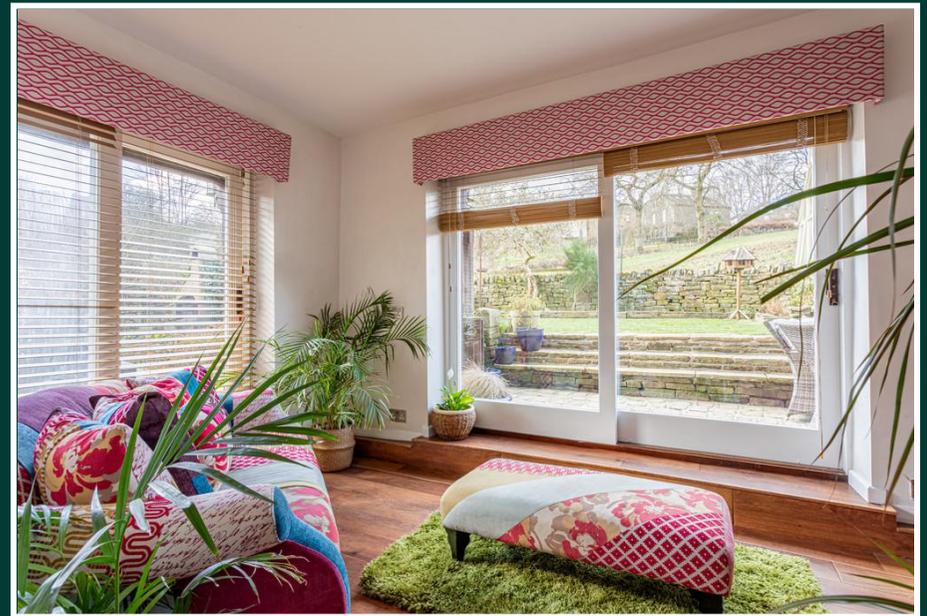


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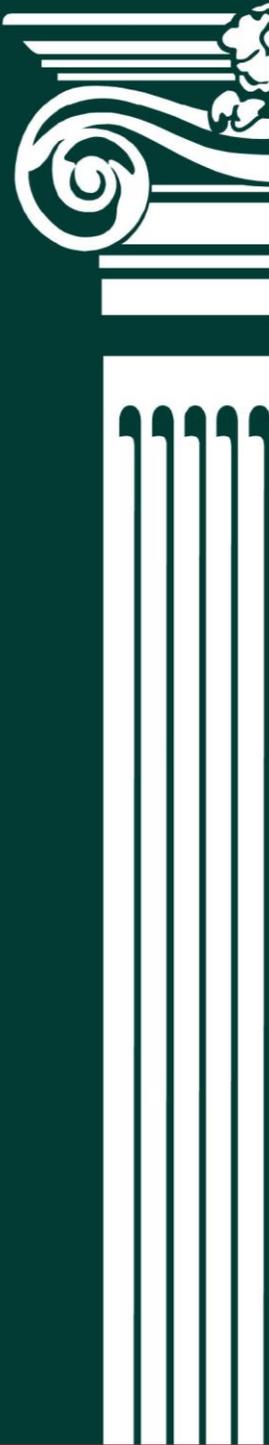




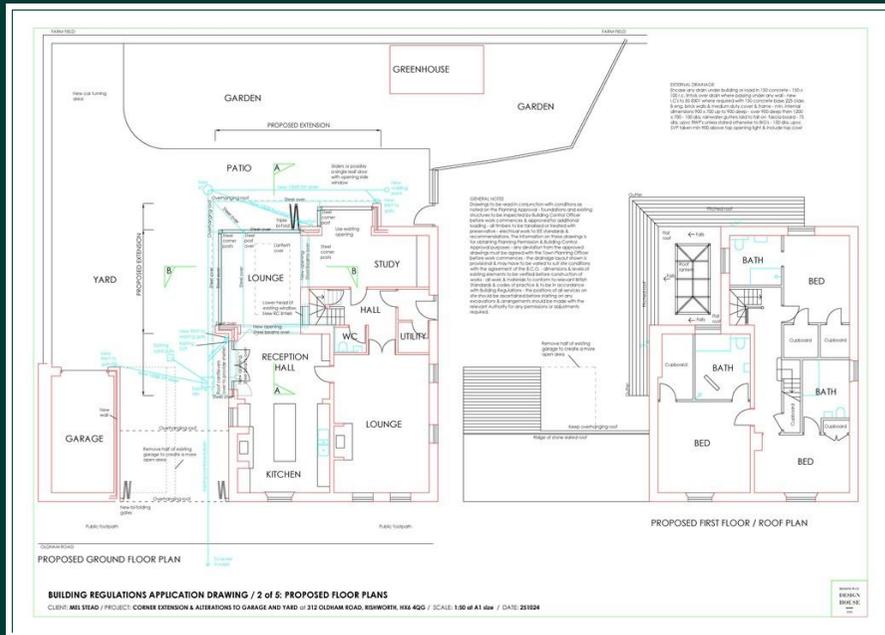
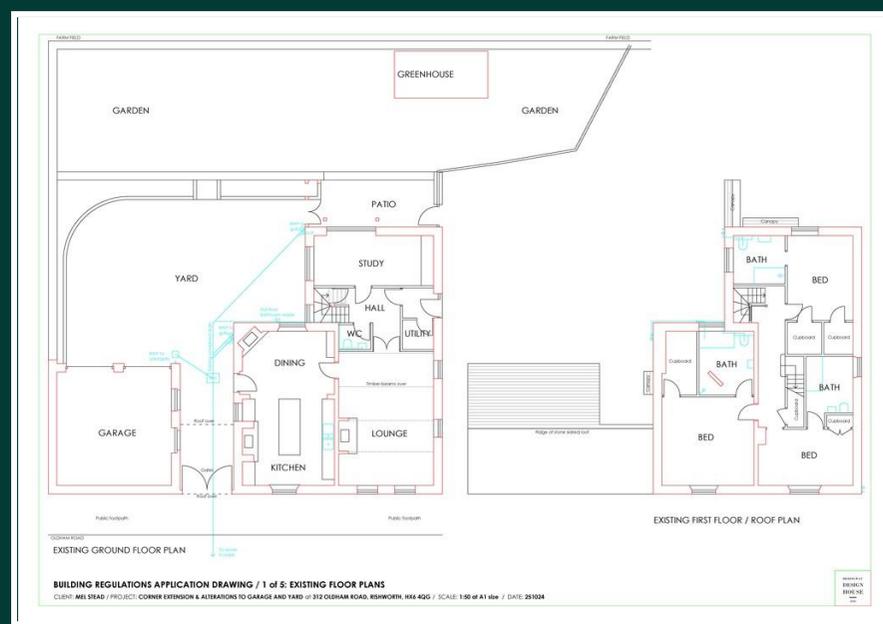
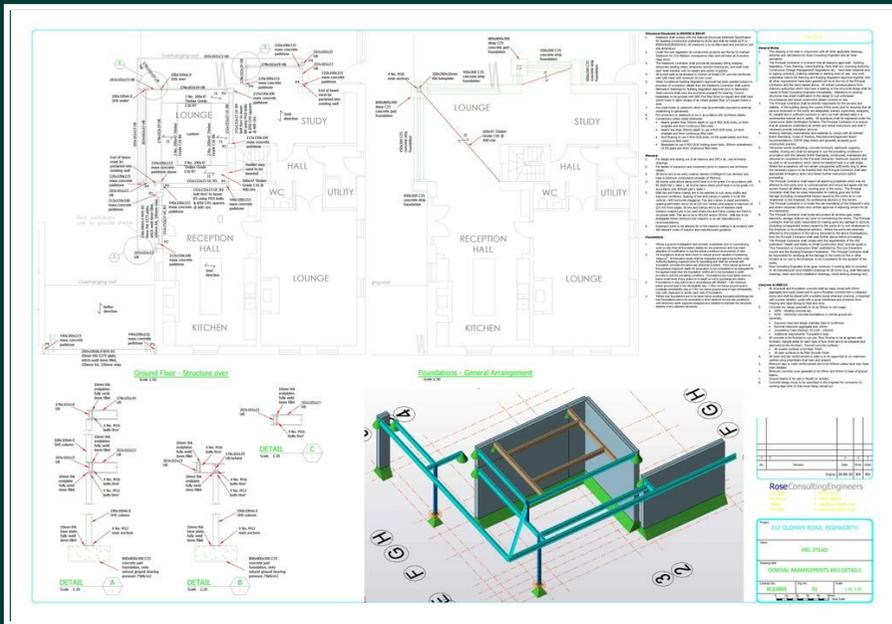
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**PROPOSED REAR ELEVATION (W)**

**PROPOSED SIDE ELEVATION (S) / SECTION**

**PROPOSED SIDE ELEVATION (N) / SECTION**

**PROPOSED FRONT ELEVATION (E)**

**BUILDING REGULATIONS APPLICATION DRAWING / 4 of 5: PROPOSED ELEVATIONS**  
CLIENT: MEL STEAD / PROJECT: CORNER EXTENSION & ALTERATIONS TO GARAGE AND YARD at 312 OLDHAM ROAD, RISHWORTH, HX6 4QG / SCALE: 1:50 at A1 size / DATE: 251024

DESIGN HOUSE

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