

MARSH & MARSH PROPERTIES

29 Derwent Court, Ripponden, HX6 4JE

£350,000



****AN INTERNAL INSPECTION IS STRONGLY ADVISED/LARGE CORNER PLOT**** Situated in the popular location of Ripponden with easy motorway links is this delightful and spacious executive, four double bedroom detached property which is ideal for any young or growing family. Complete with a driveway and a double garage along with being presented to a high standard, this property will make an excellent long term family home. In brief; Entrance hall, cloakroom, lounge/kitchen and dining area are open plan and a snug are all to the ground floor. To the first floor is the main house bathroom, four double bedrooms where the master room boasts an en-suite shower room. External are large, enclosed child friendly gardens to the side and rear of the property with a superb detached built sauna. To the front there is a driveway and access to the integral double garage.

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ENTRANCE HALL



Accessed via a double glazed composite door this impressive hallway boasts high quality laminate flooring which runs through to the living kitchen and through to the dining area. Under the stair's storage cupboard, radiator, mains smoke alarm, access to the cloakroom and a front UPVC double glazed window.

CLOAKROOM

A modern white two piece suite comprises of a low flush toilet and a pedestal sink. Radiator, extractor fan and laminated flooring.

SITTING ROOM 3.5 x 4.4m (11'6 x 14'9)



Open plan with the kitchen, laminate floor,

radiator, four UPVC double glazed windows and UPVC French doors which lead out to the rear garden.

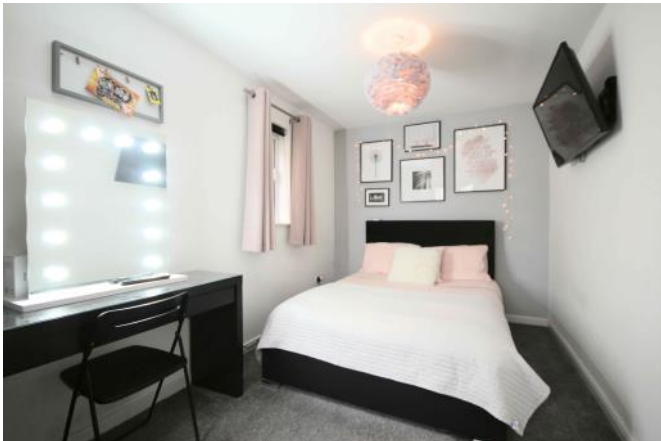
DINING KITCHEN 9.2 X 2.4m (30'2 x 7'10)



Modern wall and base units provide ample storage space with under unit lighting. One and a half bowl stainless steel sink is complemented with a chrome mixer tap and white brick bond splashback tiling. Integrated appliances include a dishwasher, washer dryer, fridge, freezer and built in AEG appliances include an electric steam oven, electric oven, and a gas hob with a cooker extractor hood above. Radiator, ceiling spotlights and dual aspect UPVC double glazed windows.



SNUG 2.5 x 5.4m (8'0 x 17'8)



Used by the current owners as a fifth bedroom confirms that this room can be utilised for several uses including a large office, children's playroom or as designed, a separate reception room/snug.

Radiator and dual aspect UPVC windows.



LANDING

The staircase leads up from the main entrance hall. Loft access, radiator and a mains smoke alarm.

MASTER BEDROOM 3.3 x 4.1m (10'9 x 13'5)



A double room with fitted wardrobes, radiator and UPVC double glazed windows with views.

EN-SUITE SHOWER ROOM

This suite comprises of a shower cubicle with a power shower, pedestal sink and a low flush toilet. Laminate floor, radiator, shaver point, extractor

fan, ceiling spotlights and a UPVC double glazed window.

BEDROOM TWO 2.4 x 3.9m (7'10 x 12'11)



A double room with a radiator and a UPVC window.

BEDROOM THREE 2.7 x 3.5m (8'10 x 11'5)



A double room with a radiator and a UPVC window.

BEDROOM FOUR 2.7 x 3.5m (8'10 x 11'7)

A double room with a radiator and a UPVC window with views.



BATHROOM



With tasteful tiling, this three piece suite comprises of a bathtub with a chrome mixer tap, pedestal sink and a low flush toilet. Radiator, shaver point, extractor fan, ceiling spotlights and a UPVC double glazed window.

EXTERNAL



To the side of the property is an excellent child friendly enclosed children's lawned paly garden where a multi-play swing and slide set along with a trampoline are included in the sale of the property. The barbeque garden includes a purpose built covered bar with a patio seating area and a garden shed. The French doors from the lounge

open out onto an enclosed artificial turf garden to keep any younger children in sight and houses a remarkable sauna, which again is included in the sale of the property. An elevated lawn garden stretches all the way across the rear and side of the property to catch the sun most of the day and evening along with boasting good views.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

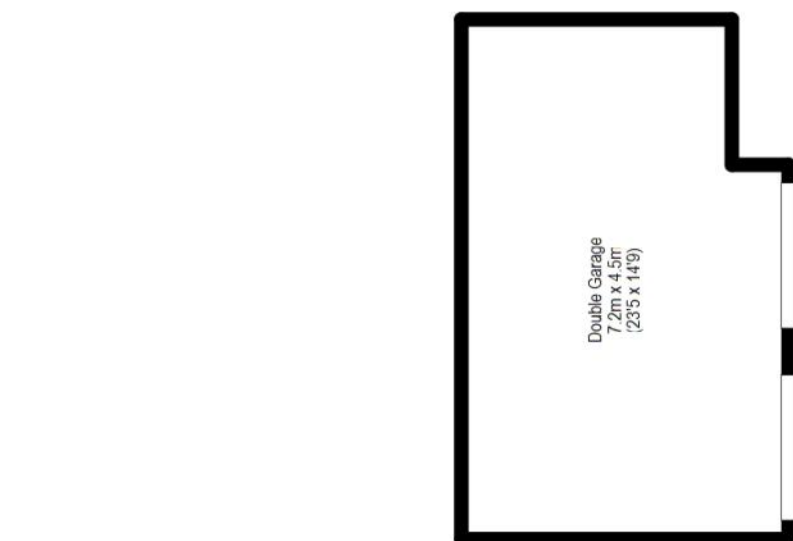


The driveway provides ample parking and access to the integral garage.

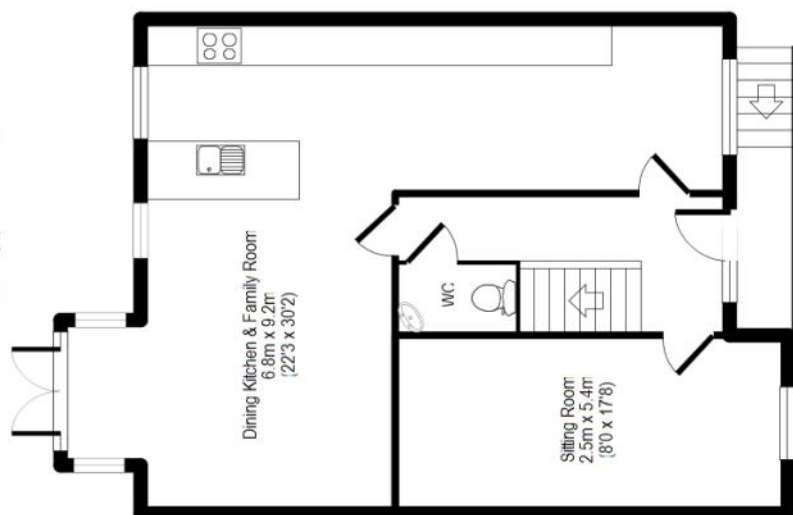
GARAGE 7.2 x 4.5m (23'5 x 14'9)

Larger than your average double garage with power and light this opens up to many uses including a workshop. Accessed via two separate up and over doors.

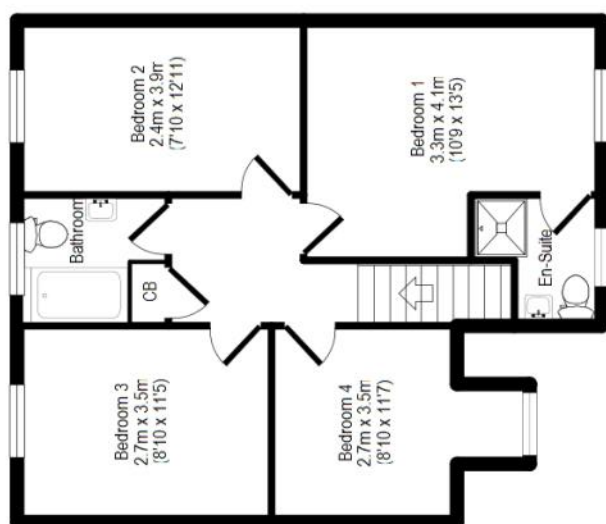
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Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
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