

Charnock Bates

The Country, Period and Fine Home Specialist



15 Excelsior Close
Ripponden, HX6 4DD





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Summary

A beautifully appointed, contemporary designed, detached family home, extending to a gross internal floor area in excess of 3,800 sq ft and finished to an exceptionally high specification throughout. The accommodation is arranged over four floors, designed to take full advantage of the wonderful views.

Internally the property briefly comprises: an entrance vestibule, gym and internal double garage to the ground floor. To the first floor is a front entrance hallway, master bedroom with dressing area and en-suite bathroom and a second double bedroom with an en-suite bathroom. A landing and open plan dining kitchen/living room is positioned on the second floor. Situated on the top floor is a landing, three further double bedrooms, one en-suite and a house bathroom.

Externally the property benefits from a double garage, a driveway providing off road parking for approximately three cars and tasteful gardens to three aspects, which incorporate a storeroom, outdoor WC, and stunning views over the valley.

Location

Ripponden is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. Bus routes are close by as are many country walks. The centre of Ripponden benefits from independent restaurants and public houses, health centre, pharmacy, library and shops yet remaining close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area with Ripponden Junior & Infant School close by.

General Information

From the garage, a door leads through to an entrance vestibule with fitted cupboards for shoe and coat storage. The hallway has a staircase to the first floor, a useful understairs storage cupboard and a utility area, which is fitted with white wall and base units, incorporating a stainless steel sink and drainer, tiled splashbacks and plumbing for a washing machine and dryer.



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Completing the ground floor accommodation is a versatile room, currently used as a home gym, benefitting from air conditioning, additional storage cupboards and recessed speakers linked to the media system.

Rising to the first floor, the hallway provides access to a fully tiled cloakroom comprising: a WC, wash hand basin set within a vanity unit and storage cupboards.







A substantial principal bedroom suite, enjoys a fully fitted dressing area, leading to the en-suite bathroom, and recessed speakers linked to the media system. The luxurious and spacious en-suite wet room is fully tiled and comprises: a free standing bath with shower attachment, wash hand basin set within a vanity unit, WC and large walk in shower area with rainfall head and hand-held attachment. Feature radiator. Creative recessed shelving and high quality storage provision.





Moving through the hallway into bedroom two, which is a spacious double bedroom, benefitting from a range of fitted wardrobes, drawers and desk. It has a fully tiled four piece, en-suite bathroom comprising: bath and wash hand basin with high gloss vanity unit, each with waterfall taps, fitted shower cubicle and WC. Feature radiator and recessed shelving.



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The second level boasts an impressive open plan dining kitchen/living room which benefits from underfloor heating throughout and a Control integrated media system with recessed speakers.

Bi-folding doors lead out onto the rear garden making this an ideal space for entertaining.

The spacious light and airy room living room area, has windows to three elevations and a recessed wall space for a TV with surrounding recessed speakers.



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Moving through to the kitchen area, boasting a range of stylish, high gloss base, drawer and eye level units and glass display units complimented by Quartz worktops incorporating a twin bowl sink with drainer. Integrated appliances include: two Miele ovens, microwave, wine fridge, American fridge freezer, washer/dryer and dishwasher. A coordinating island with breakfast bar includes: a Miele five ring gas hob and downdraft extractor, power tower and prep sink with Grohe hot tap.



Three double bedrooms and a house bathroom complete the third floor.

Bedroom three benefits from a range of fitted sliding wardrobes and a dressing table, as well as an eaves storage cupboard and a stylish en-suite wet room comprising: a WC, wash hand basin with waterfall tap set within a vanity unit and large walk-in shower with rainfall head. Fully tiled with a feature radiator and coordinating storage.





Bedrooms four and five, both generous doubles, are also located on the third level, with bedroom five also benefiting from a range of fitted wardrobes and desk space.



The spacious house bathroom is a fully tiled wet room comprising: a WC, wash hand basin within high gloss vanity unit, free standing oval bath with shower attachment and a large walk in rainfall shower with mosaic tiled floor area. Recessed shelves and coordinating high gloss storage.





Externals

To the front of the property is a driveway, providing off road parking for at least three cars, with further parking in the double integral garage, accessed via an electric up and over door. The garage has space for storage and houses the Valiant boiler. Steps lead to a pathway to the front door and side access to the rear garden. These individually designed gardens have been creatively landscaped to create a variety of low maintenance areas from which the sun and the views can be enjoyed throughout the day. These areas incorporate Astro Turf, decking with inset feature lighting and stone rockery. The rear garden benefits from a storeroom, an outdoor WC, built in seating and BBQ, raised planting beds with a variety of plants, trees and shrubs.

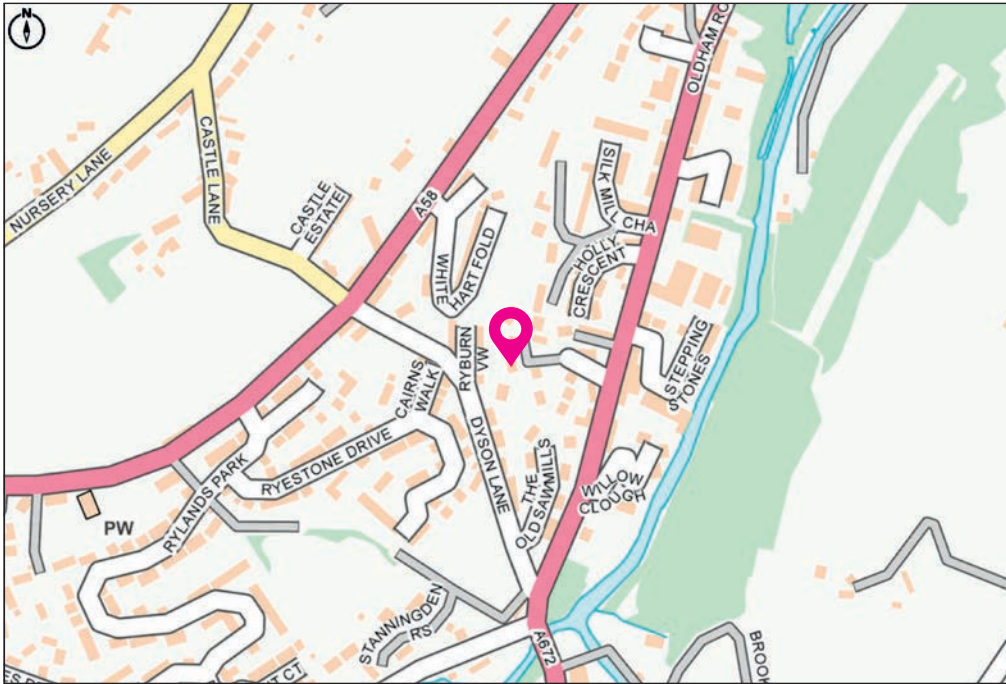
Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale – Band G.





Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.

Directions

Proceed out of Halifax Town Centre up King Cross Road following the signs for Sowerby Bridge. At the King Cross Junction continue on Rochdale Road, directly through Sowerby Bridge and Triangle. Continue to the traffic lights at Ripponden and take the Oldham Road towards Rishworth, passing the Co-Operative Shop on the left. Proceed through Ripponden Village and Excelsior Close can be found on the right hand side after the Silk Mill Public House. Turn into Excelsior Close and follow the road round to the left where No. 15 can be found on the left.

For satellite navigation: **HX6 4DD**



Local Information

Nearest Station

Sowerby Bridge	3.7 miles
Halifax	.3 miles
Brighouse	8.8 miles

Nearest Schools

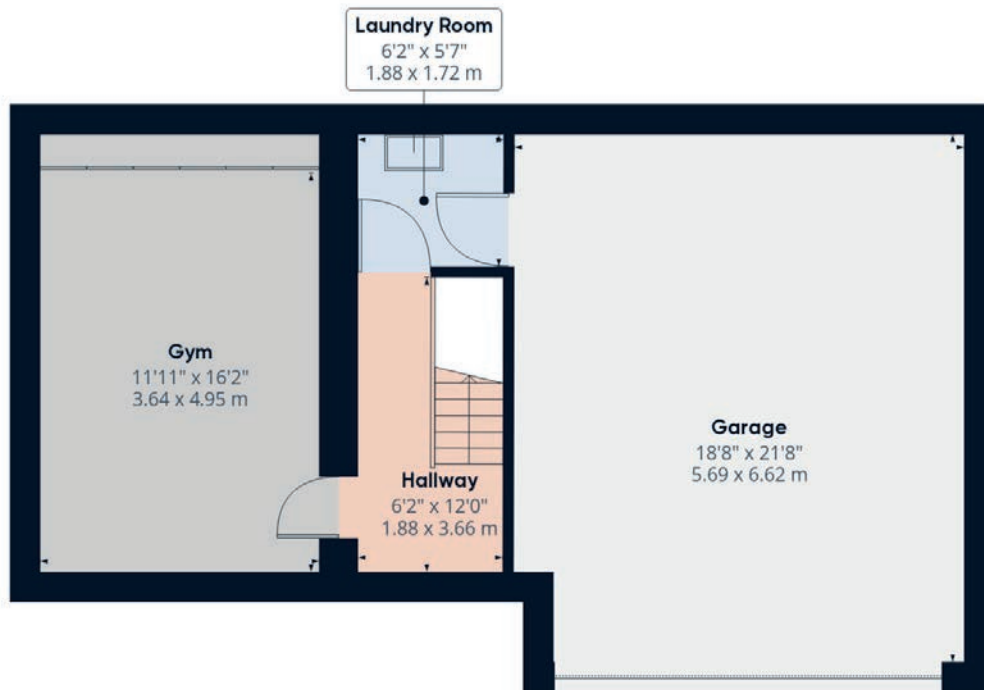
Rishworth School	0.6 miles
Ripponden Junior & Infant School	0.8 miles
Ryburn Valley High School	3.8 miles

Motorway Network

M62, Junction 22	5.4 miles
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Floor Plans

Ground Floor

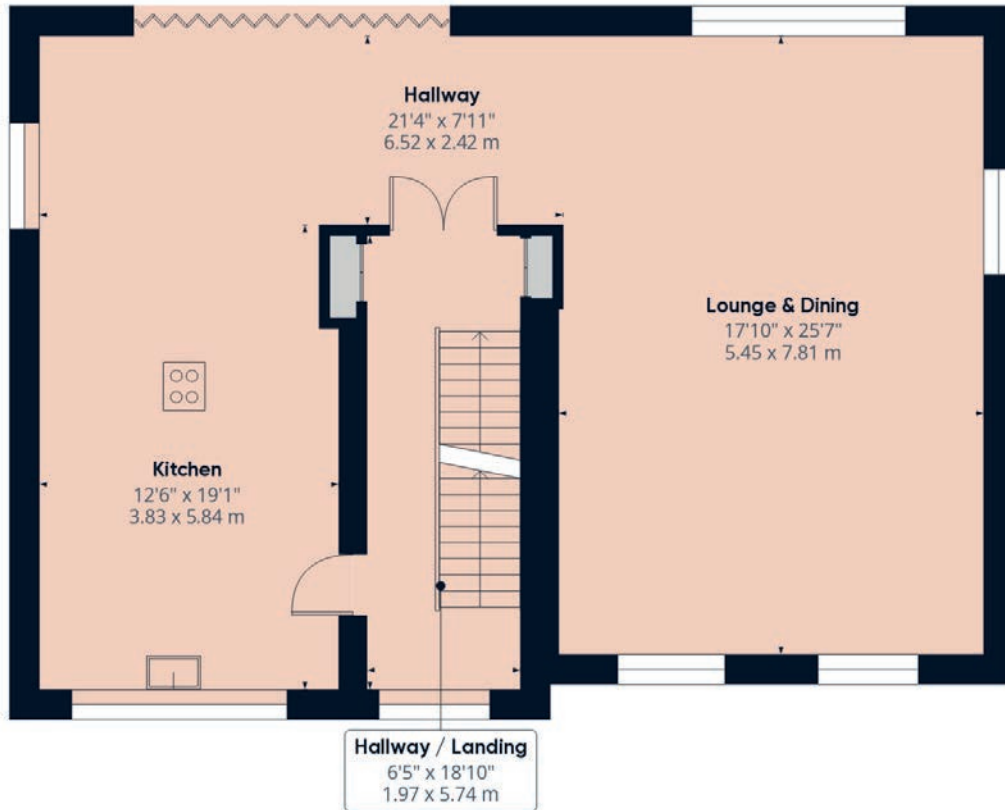


First Floor

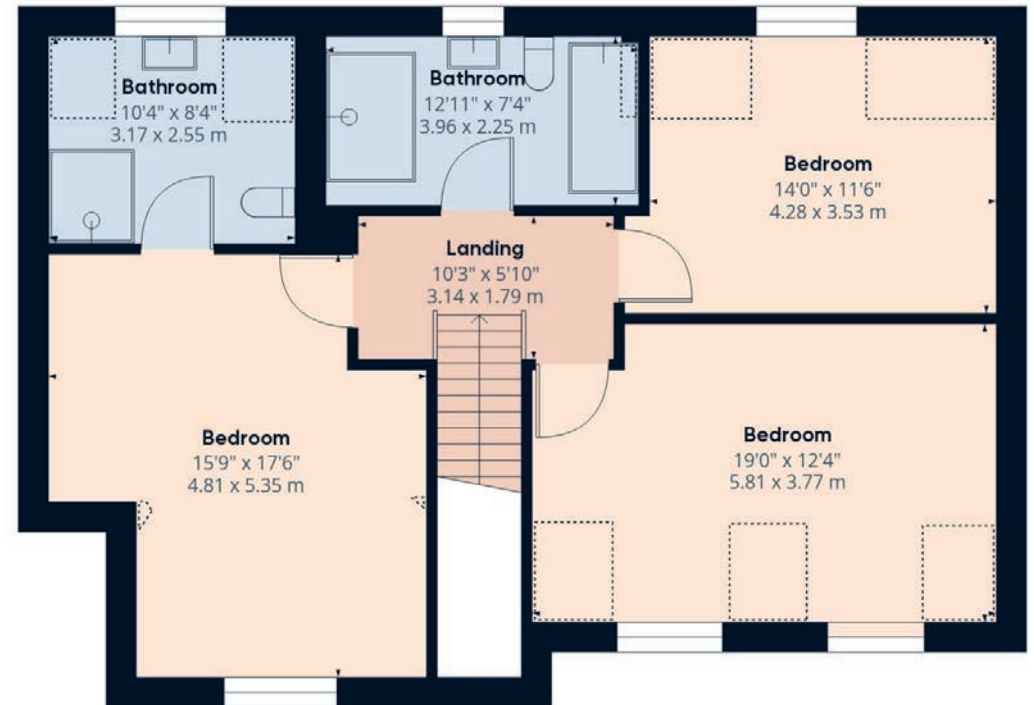


Floor Plans

Second Floor



Third Floor



Approximate floor area = 3,582.59 sqft (332.83m²)

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