



ESTATE AGENT

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2 WOODEND COTTAGES

BRANCH ROAD | BARKISLAND | HX4 0AA

This beautifully presented cottage, in a hamlet of only four, is located in the premier location of Barkisland and enjoys a rural setting abutting open fields with far-reaching views. There is an abundance of wildlife and easy access to countryside walks for the outdoor enthusiast.

This immaculately presented property has accommodation arranged over three floors and briefly comprises a stylish dining kitchen, generously proportioned sitting room, three bedrooms, family bathroom and two en-suite wet rooms.

The property benefits from off-road parking and has a pocket of land affording fabulous woodland views.



GROUND FLOOR

Entrance Porch
Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
En-Suite Wet Room
Bedroom 3
Family Bathroom

SECOND FLOOR

Bedroom 2
En-suite Wet Room

COUNCIL TAX EPC RATING

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INTERNAL

The property is accessed via an entrance vestibule into the sitting room.

The spacious sitting room features oak flooring and an open stone fireplace housing a wood-burning stove.

The well-proportioned dining kitchen houses hand painted units with granite worktops and undermounted 1½ bowl sink with an integrated washer and dishwasher. There is a Leisure range cooker with gas hob and space for a fridge freezer. There is also useful understairs storage.

There are two bedrooms located on the first floor, bedroom 1 has two windows affording far-reaching views and also benefits from floor to ceiling built in wardrobes as well as a stylish en-suite wet room with shower, WC and wall hung wash basin. Bedroom 3 enjoys stunning rural views. The first-floor accommodation is completed with a four-piece bathroom housing a walk-in shower, bath with shower mixer tap, wall-hung wash basin and WC and there is floor to ceiling built-in storage on the landing.

On the second floor there is a spacious double bedroom with window enjoying rural views and an en-suite wet room housing a shower, WC and wall-hung wash basin. There is a dressing area with hanging rails and generous under eaves storage.

EXTERNAL

The property has a sheltered stone-flagged seating area directly outside the front door. Access to the property from the main road is via a shared private drive leading to two parking spaces and newly installed timber steps which descend to the south-facing pocket of land from where the stunning views can be enjoyed.

LOCATION

Barkisland has excellent local amenities including a popular village school, a post office/village store, excellent farm shop, church, cricket club and two village pubs. The more extensive amenities of Ripponden and West Vale are just 5 minutes' drive away and include a health centre, dental surgery, vets' practice and small supermarkets. There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There is a mainline railway station in Sowerby Bridge.

SERVICES

All mains services, gas central heating (boiler located in kitchen).

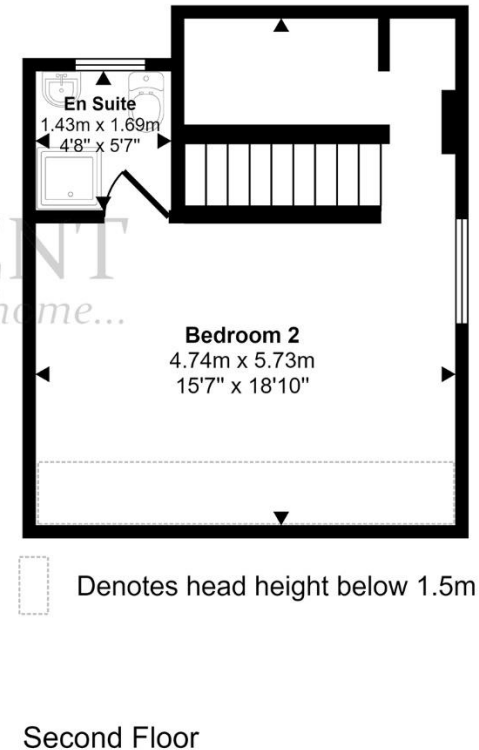
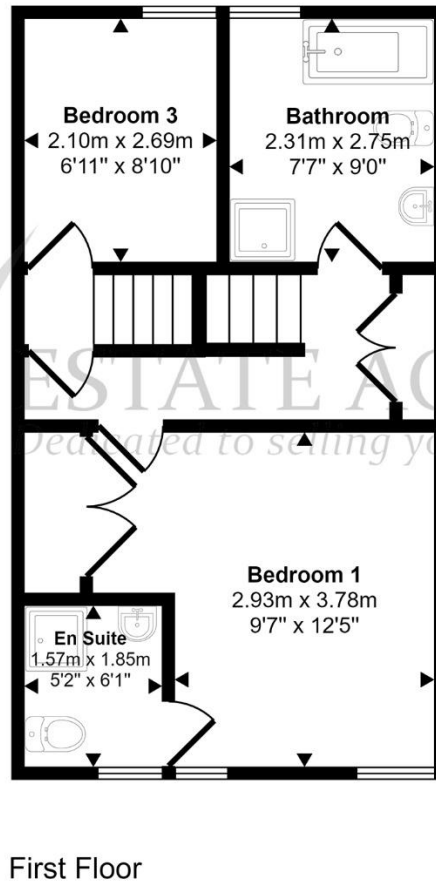
TENURE Freehold

DIRECTIONS

From Ripponden turn onto Elland Road and continue uphill past the Fleece Inn. Take the next right towards Barkisland. Go straight on at the crossroads and turn left onto Saddleworth Road at the second crossroads (opposite Post Office). Continue along this road for approximately 3/4 mile and take the first right turn into Branch Road, continue along this road and turn right up to Woodend Cottages as indicated by our For Sale board, continue to the cottages and number two is on the right just before the gates. Park on the left.



Approximate Gross Internal Area
1087 sq ft - 101 sq m



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.