











# 24 FERN RISE

ELLAND | HX5 9QP

Situated on this popular residential development, is this beautifully presented detached stone-built property which provides spacious family accommodation arranged over two floors.

Internally comprising a spacious sitting room with multi-fuel stove, generously proportioned dining kitchen with separate utility room, **FOUR DOUBLE BEDROOMS**, family bathroom, en-suite shower and ground floor cloakroom.

Outside is a driveway providing access to the integral store / garage, and a fully enclosed landscaped garden with patio and a level lawn.



## GROUND FLOOR

- Entrance Hall
- Sitting Room
- Dining Kitchen
- Utility Room
- Cloakroom
- Integral Garage / Store

## FIRST FLOOR

- Bedroom 1
- En-suite Shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

COUNCIL TAX

D

EPC RATING

D



## INTERNAL

The property is entered into a spacious entrance hall with return staircase rising to the first floor accommodation. The spacious sitting room has a bay window to the front elevation and double French doors afford access into the dining kitchen. There is a contemporary multi-fuel stove set on a slate hearth providing a focal point as well as heat.

The open plan dining kitchen houses gloss units with quartz worktops and is equipped with an undermounted sink, electric oven with four-ring induction hob and extractor canopy over, integrated appliances include a combination microwave oven, dishwasher, fridge and freezer; clever use of concealed lighting provides a choice of ambience and an external door gives access to the rear garden. There is a separate utility room with plumbing for a washing machine and space for a dryer with door into the spacious store which still retains the original garage door. The ground floor accommodation is completed with a two-piece cloakroom.

To the first floor are four well-proportioned bedrooms, the master bedroom is particularly spacious and benefits from a suite of fitted wardrobes, drawers and dressing table as well as a smart three-piece en-suite shower room. Bedrooms two and three also benefit from built-in wardrobes and bedroom four is currently utilised as a home office. Completing the first floor accommodation is a luxuriously appointed bathroom housing a bath with shower over, WC and wash basin mounted in a vanity unit.

## EXTERNAL

To the front of the property is a spacious driveway providing parking for two vehicles in front of the integral garage, there is a lawn and rockery adjacent to the footpath which leads to the front door and timber gates give access to the rear garden. The well-maintained rear garden is fully enclosed and comprises a large stone-flagged patio, ideal for al fresco dining, with steps leading up to the level lawn which is bordered by a mature shrubbery.

## LOCATION

Fern Rise is situated in the residential area of Elland Lower Edge just a short drive from the town centre of which has extensive amenities which include junior and senior schools, health centre, vets, library and supermarkets. The M62 is less than five minutes' drive affording access to Manchester, Leeds and beyond and there are mainline railway stations at Halifax and Brighouse.

## SERVICES

All mains services. Gas central heating with boiler located in utility room. The property benefits from solar panels which provide the majority of hot water throughout the year, boosted by the boiler in winter months. External EV charging point.

**TENURE** Freehold.

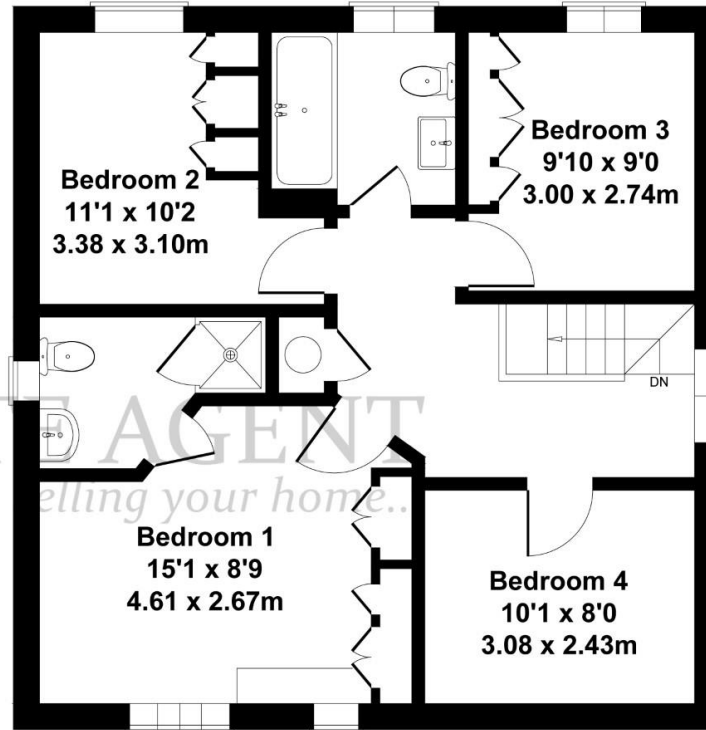
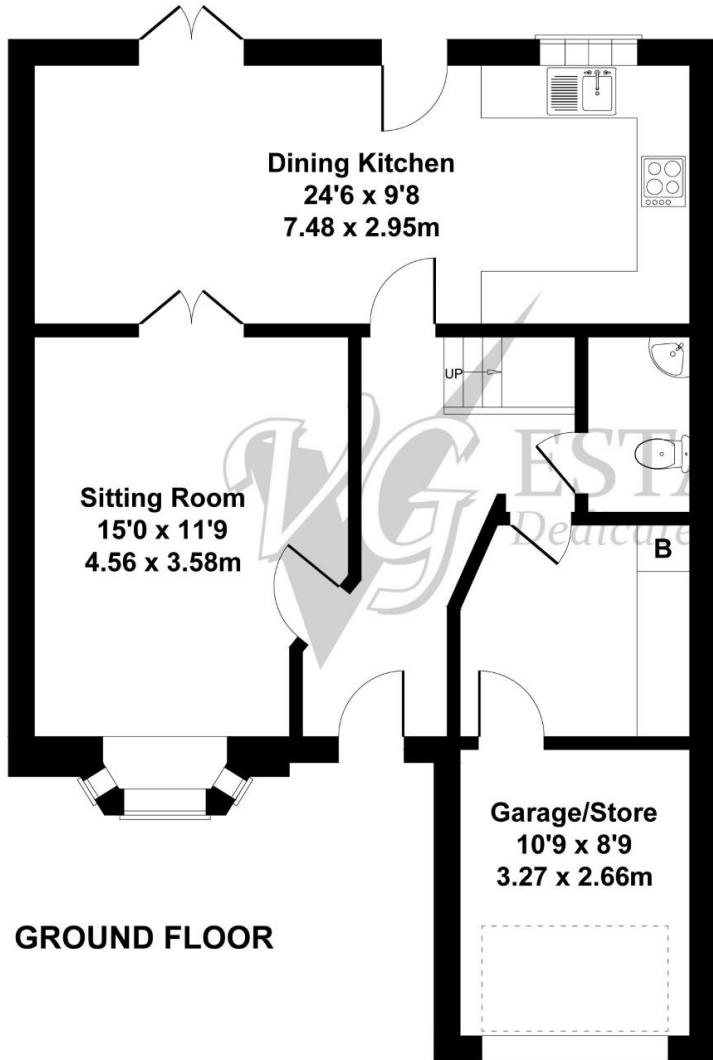
## DIRECTIONS

From Ripponden turn down Elland Road, continue uphill passing the Fleece Inn towards Greetland on the B6113. Upon reaching West Vale traffic lights proceed straight ahead, then merge onto Saddleworth Road, immediately fork right on to Long Wall, travelling along Victoria Road onto Southgate and bearing right on the bend and continuing to the roundabout. Take the first exit at the roundabout and proceed straight across the next roundabout and down to the figure of eight roundabout. Take the 3rd exit onto Lower Edge Road and proceed along before turning right onto Ennerdale Drive. Turn right onto Bracken Way then second right into Fern Rise, bear left at the T junction and number 24 is on your left, indicated by our For Sale board.





Approximate Gross Internal Area  
1335 sq ft - 124 sq m







119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787  
521045  
E-mail: ripponden@houses.vg

**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**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.