





9A SANDYFOOT

BARKISLAND | HX4 0JA

A substantial detached family residence located on this quiet residential cul-de-sac in the sought after rural village of Barkisland and enjoying delightful rural views from the garden.

The family-sized accommodation is arranged over two floors and briefly comprises a central games room with staircase leading to a galleried landing, spacious sitting room with sliding doors into the garden, a superb dining kitchen and five bedrooms providing flexibility of use.

Outside there is a block paved driveway affording plentiful parking in front of the double integral garage and there is a fully enclosed mature garden to the rear elevation.



GROUND FLOOR

Entrance Hall
Games Room
Sitting Room
Dining Kitchen
Cloakroom
Double Garage

FIRST FLOOR

Bedroom 1
En-suite Shower Room
Bedroom 2
Dressing Room
En-suite Shower Room
Bedroom 3
Bedroom 4
Bedroom 5 / Dressing Room
House Bathroom

COUNCIL TAX

G

EPC RATING

D

INTERNAL

The property is entered via a storm porch into the entrance hall which gives access to a spacious cloakroom housing a WC and pedestal wash basin as well as a personal door into the integral double garage which has electric doors.

Double doors lead from the entrance hall into the central games room with open return staircase leading to the first floor galleried landing. The games room is an ideal entertaining room and currently houses a snooker table, bar and DJ station, but would lend itself to being a formal dining room or family room, providing flexibility of use. Double doors open into the sunny sitting room which features ornate coving, dado rail and central ceiling rose as well as a wall mounted marble fireplace housing a real-flame effect gas fire; sliding doors give access directly to the garden. The dual aspect dining kitchen is fitted with solid wood units with granite work surfaces incorporating a 1½ bowl sink and benefiting from a well-proportioned central island with breakfast bar. Equipment includes a Rangemaster range with six-ring induction hob and matching extractor hood over and there is an integrated dishwasher, plumbing for a washing machine and space for an American-style fridge freezer. The kitchen opens into a small conservatory, flooding the room with light and an external door gives access to the garden.

On the first floor a galleried landing provides access to the five bedrooms and family bathroom. The master bedroom features a bay window that affords fabulous views over the garden and grazing land beyond and also benefits from an en-suite shower room housing a shower cubicle, WC and pedestal wash basin. Bedroom 2 is a particularly large bedroom with fitted wardrobes, a dressing room with built-in storage leading into the en-suite shower room fitted with a shower cubicle, WC and pedestal wash basin. Bedrooms 3 and 4 both enjoy rural views and bedroom 5 is currently utilised as a dressing room. The first floor accommodation is completed with a family bathroom housing a P-shaped bath with shower over, WC and pedestal wash basin.

EXTERNAL

To the front of the property there is a block-paved driveway in front of the double garage with path extending to the front door. There is a level lawn to the front of the property with mature shrub borders and a pea-gravel walkway leads to the rear of the property. The fully enclosed rear garden, which has been well maintained by the current owners, enjoys views over the adjoining fields and comprises a large stone-flagged patio with steps leading up to the level lawn which is bordered with mature shrubberies and trees.

LOCATION

Enjoying a premium location in the centre of the much sought after village of Barkisland, within walking distance of the village amenities which include an excellent primary school, general store and post office, church, thriving cricket club and two country pubs.

The M62 motorway is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in Sowerby Bridge and Littleborough and there is a regular bus service.

SERVICES

All mains services. Gas central heating with boilers located in dining kitchen and garage.

TENURE

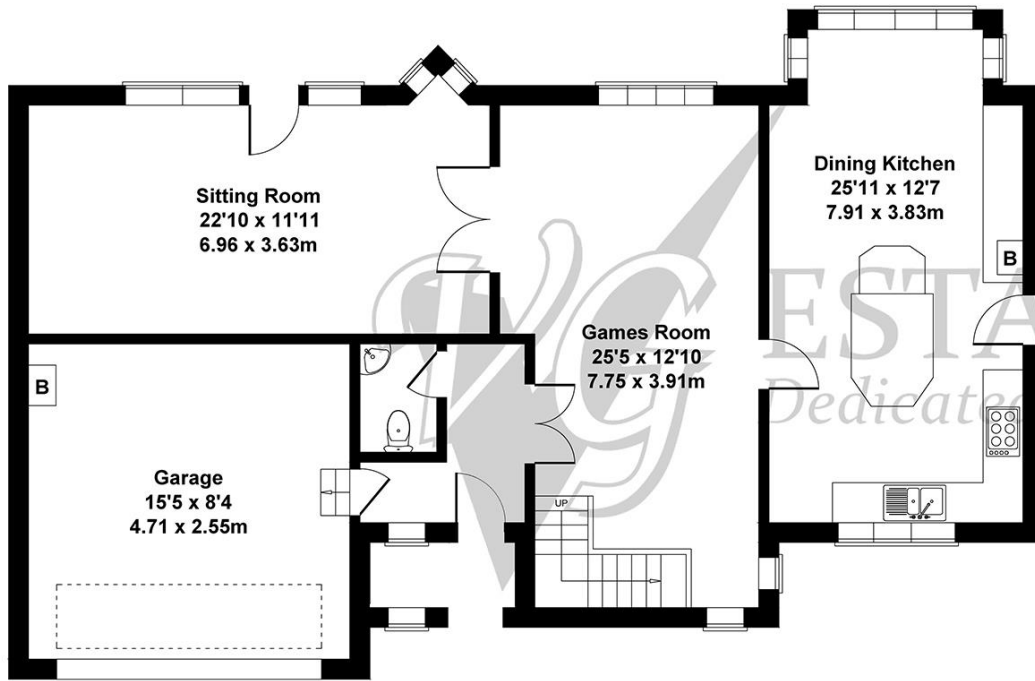
Freehold

DIRECTIONS

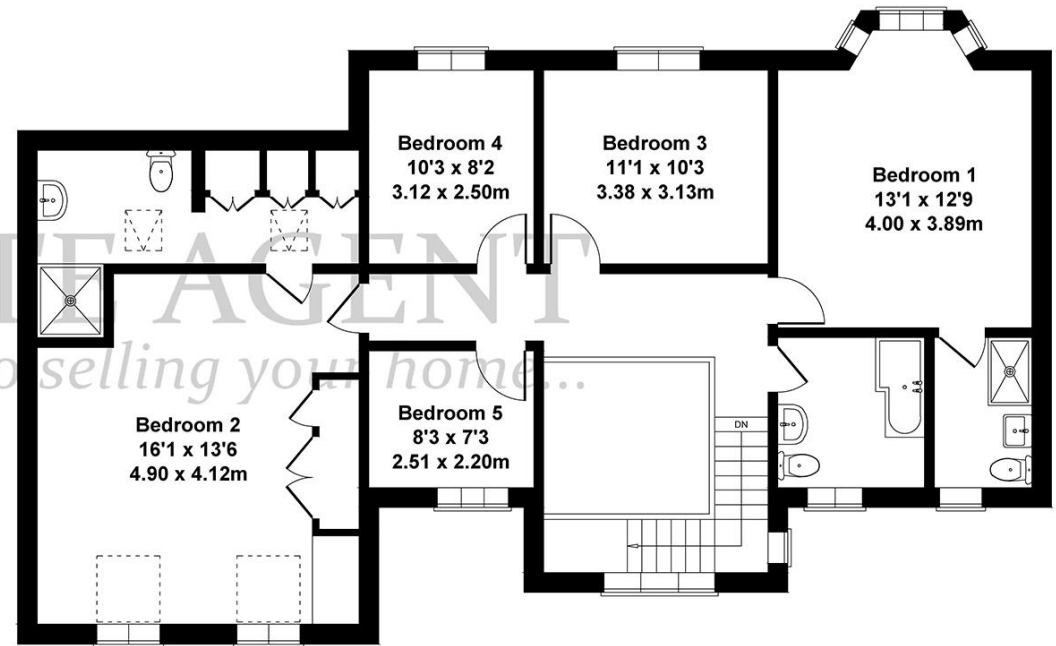
From Ripponden take the Elland Road uphill, bearing left into Barkisland after passing the Fleece Inn. Continue ahead at the first junction, and again at the next junction with the Post Office. Pass the Griffin Pub, and take the 2nd left turn into Sandyfoot and the property is the third on the left, indicated by our For Sale board.



Approximate Gross Internal Area
2314 sq ft - 215 sq m



GROUND FLOOR



FIRST FLOOR





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