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149 THE OLD SCHOOL YARD

ROCHDALE ROAD | RIPPONDEN | HX6 4LA

Located on the site of the old Stones School, The Old School Yard is an architect designed development of only four properties which offer extensive accommodation with private parking, a fully enclosed garden and stunning views over the Ryburn valley.

This well-presented home offers exceptionally spacious accommodation, arranged over four floors allowing great versatility of use for modern family life; briefly comprising a superb open plan Kitchen / Family room with bi-fold doors, spacious sitting room with balcony, FOUR double bedrooms, family bathroom, shower room, en-suite bathroom, utility room and integral garage.

Externally there is generous off-road parking to the front aspect and to the rear there is a fully-enclosed south-facing garden.



GROUND FLOOR

Entrance Hall
Sitting Room
Cloakroom
Integral Garage

LOWER GROUND FLOOR
Dining Kitchen / Family Room
Shower Room
Utility Room

COUNCIL TAX
E

FIRST FLOOR

Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

SECOND FLOOR
Bedroom 1
En-suite Bathroom
Dressing Room

EPC RATING
C

INTERNAL

The property is entered via a bright and airy hallway with an open staircase, adjacent cloakroom and access to the integral garage. There is a generously proportioned sitting room with French doors opening onto a decked balcony with glazed balustrade enjoying far-reaching views over the surrounding valley and hills.

On the lower ground floor the open-plan living/dining kitchen features a full wall of bi-fold doors that open into the garden and flooding the room with light. The kitchen area houses recently installed contemporary units with quartz worktops incorporating a Franke sink and a timber breakfast bar. Integrated appliances including a Smeg double oven and warming drawer, four ring induction hob, integrated dishwasher and American-style fridge freezer (available by separate negotiation). There is a good-sized utility room with plumbing for a washing machine and a separate three-piece shower room.

There are three double bedrooms on the first floor complemented by a three-piece family bathroom housing a bath with shower over, concealed cistern WC and wash basin mounted in a vanity unit. To the entire Second Floor is a huge Master Bedroom Suite with super king-size double bedroom, dressing room and four-piece en-suite bathroom.

EXTERNAL

The fully enclosed rear garden enjoys a delightful southerly aspect and comprises a level lawn and stone flagged patio in front of the bi-fold doors. There is parking for three cars directly to the front of the property and an integral garage.

LOCATION

The Old School Yard is within easy walking distance of local schools, both state and private, and the excellent amenities of Ripponden which include a health centre, dental practice, veterinary surgery, two children's parks and a selection of independent shops, pubs and restaurants.

The property offers great commuter links to Leeds, Bradford and Manchester, being only 10 minutes' drive from the M62 (J22) and close to mainline railway stations at Sowerby Bridge and Littleborough. In addition, there is a regular bus service.

SERVICES

All mains services. UPVC double glazing. Gas central heating from energy efficient Worcester Bosch gas boiler with hot water radiators and 'wet system' underfloor heating to the lower ground floor. A ventilation system circulates and filters air within the property with filtered fresh air from outside. It includes an optional boost setting to remove excess moisture from cooking and washing areas and recirculates the warm air around the house.

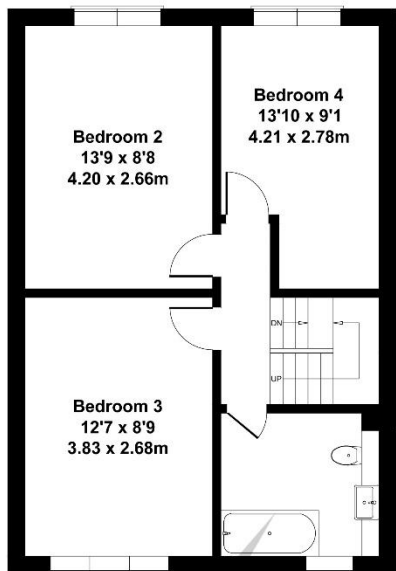
TENURE Freehold.

DIRECTIONS

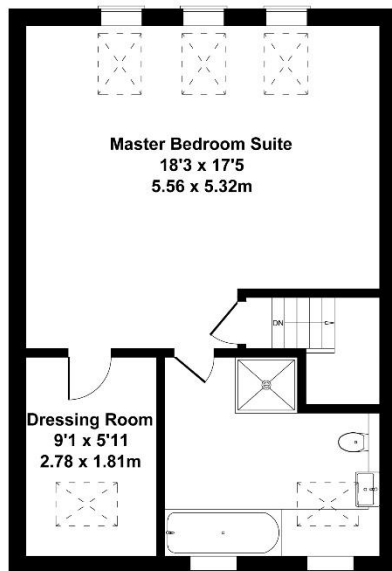
From the centre of Ripponden take the Rochdale Road uphill, passing the old Butchers Arms and The Old School Yard is on the left hand side just after the turning onto Rylands Park and before Stones Church. For viewing purposes please park in the adjacent car park.



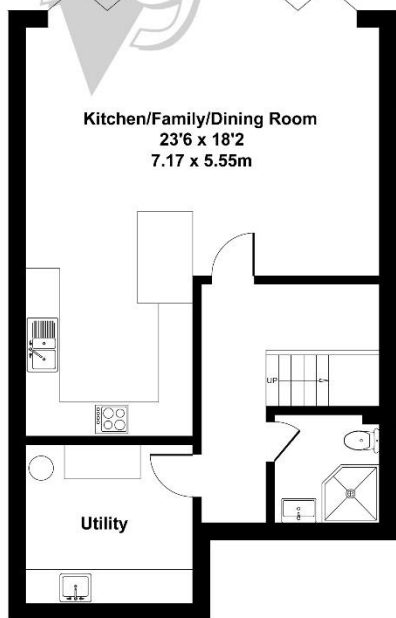
Approximate Gross Internal Area
2519 sq ft - 234 sq m



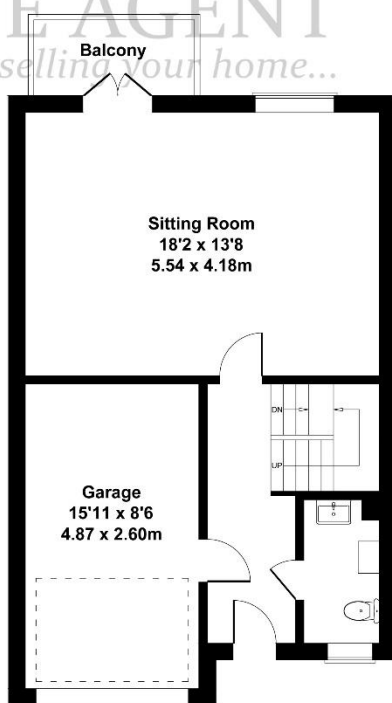
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR





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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.