







57 STONES DRIVE

RIPPONDEN | HX6 4NY

A substantial detached family home located towards the bottom of this sought-after residential development in Ripponden enjoying fantastic views over the Ryburn Valley and having easy level walking access to the centre of the village and the wonderful local walks.

This well-presented four-bedroom property is an ideal family home, accommodation briefly comprises two reception rooms, a large dining kitchen, utility room and a single garage with additional storage / workshop area.

Externally there is off-road parking in front of the integral garage; the fully-enclosed, south-facing, garden benefits from year round sunshine and enjoys delightful woodland views.



GROUND FLOOR

Entrance Hall
Snug
Sitting Room
Study
Cloakroom
Integral Single Garage

LOWER GROUND FLOOR

Dining Kitchen
Utility Room

COUNCIL TAX BAND

F

FIRST FLOOR

Landing
Bedroom 3
Bedroom 4
Family Bathroom

SECOND FLOOR

Bedroom 1
En-suite Shower
Bedroom 2

EPC RATING

A

INTERNAL

The property is entered into a bright entrance hall with staircases leading to the upper and lower floors. Directly off the entrance hall is the snug, (recently converted from the double garage) which would lend itself to being a teenager's den or home office, providing flexibility of use. A door from the snug accesses the large single garage which has an electric door and provides additional storage/workshop space.

A short flight of stairs leads down from the entrance hall to a half landing which gives access to the spacious sitting room with triple windows affording stunning woodland views over the Ryburn Valley. There is a small study off the half-landing which in turn gives access to the two-piece cloakroom.

A further short flight of stairs leads down to the spacious dining kitchen which features two sets of double French doors flooding the room with light and leading directly into the garden, perfect for spring and summer entertaining. The kitchen is fitted with a sleek range of wall and base units with granite worktops incorporating a one and a half bowl sink unit, space for an 8 ring range cooker with fitted extractor canopy. A door from the dining kitchen gives access into the adjoining utility room which has base units, a sink unit, plumbing for an automatic washing machine and dishwasher and space for a dryer.

There are two double bedrooms on the first floor, both south-facing and enjoying elevated views; bedroom 3 benefits from built-in storage. Completing this first floor is the family bathroom which houses a contemporary three-piece suite including free-standing bath with mixer shower over, WC and wash basin housed in a vanity unit. The remaining two double bedrooms are located on the second floor, with bedroom 1 boasting a three-piece en-suite shower room.

EXTERNAL

To the front elevation is a block paved driveway providing off-road parking in front of the garage. To the rear of the property is a large, fully-enclosed, south-facing landscaped garden comprising a stone-flagged patio with space for barbecue and seating and a large, well-maintained lawn.

LOCATION

Stones Drive is a desirable residential development within one mile of the village centre of Ripponden and walking distance of schools. There is easy level pedestrian access from the bottom of Stones Drive onto Bar Lane and Oldham Road.

Ripponden has excellent local amenities which include a vet's practice, dental surgery, health centre with pharmacy and a selection of shops, bars and restaurants. There are state and private schools within walking distance and there is a regular bus service nearby. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. UPVC double glazing. Gas central heating, boiler located in garage. The property benefits from a 6kw solar panel system providing free and renewable energy.

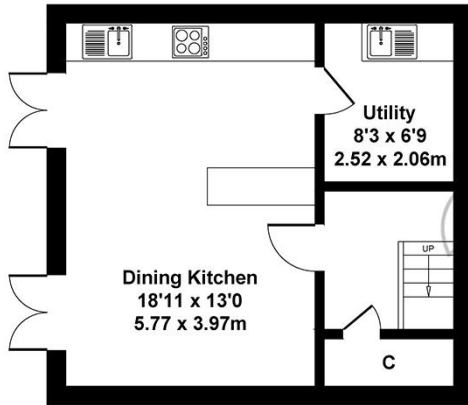
DIRECTIONS

From Ripponden traffic lights take the Rochdale Road uphill passing the former Butchers Arms and the Rylands Park development. Stones Drive can be found on the left-hand side after Stones Church. After turning into Stones Drive continue downhill and take the left turn onto the block paved road after the second right hand bend. Number 57 is on the right, indicated by our For Sale board.

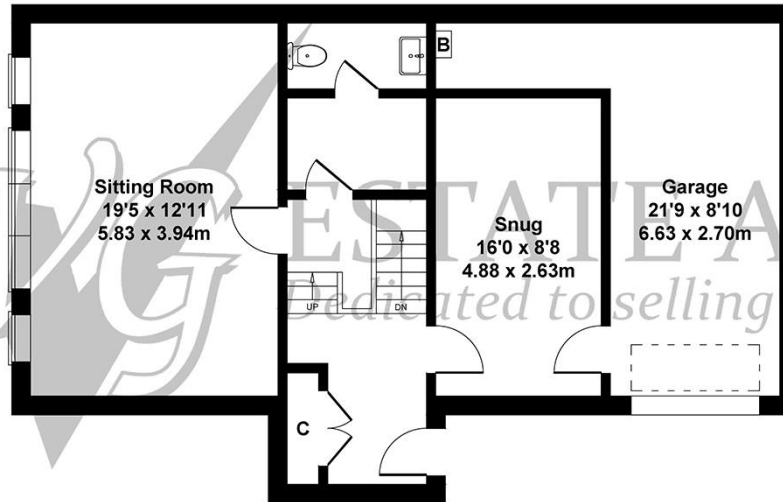




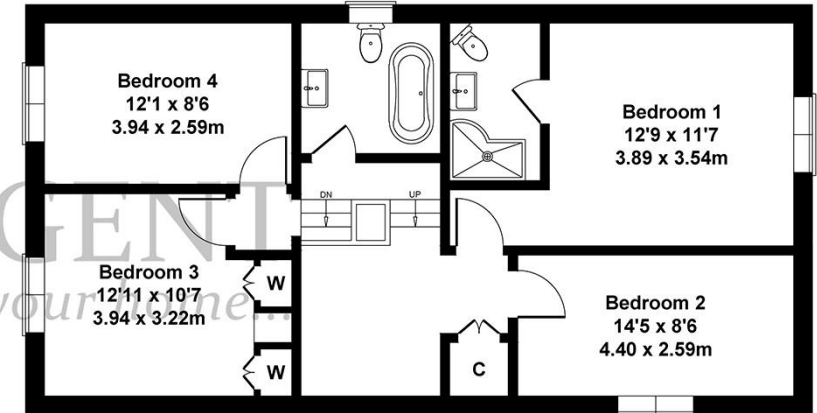
Approximate Gross Internal Area
1938 sq ft - 180 sq m



LOWER GROUND FLOOR

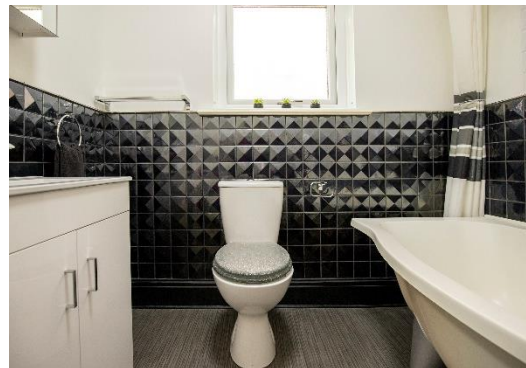


GROUND FLOOR



FIRST FLOOR

SECOND 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.