







IVANHAR

BARKISLAND | HX4 0AJ

Situated in a large garden plot in the sought after village of Barkisland, this FOUR bedroom detached dormer bungalow has been fully renovated and extended by the current vendor to create a comfortable and spacious family home with quality fixtures and fittings throughout.

The accommodation briefly comprises three reception rooms, a well-planned dining kitchen, a bathroom and two shower rooms. In addition there is an attached single garage with spacious utility room.

Externally there is generous parking to the front of the garage and well-maintained gardens to front and rear enjoying superb far-reaching views.



GROUND FLOOR

- Entrance Vestibule
- Hallway
- Sitting Room
- Garden Room
- Dining Kitchen
- Dining Room / Bedroom 4
- Bathroom
- Inner Hallway
- Bedroom 2
- Bedroom 3
- Shower Room

FIRST FLOOR

- Bedroom 1
- En-suite Shower

COUNCIL TAX

E

EPC RATING

C

INTERNAL

The bungalow is entered via an entrance vestibule into a spacious hallway with useful storage cupboard off. The entrance hall, reception rooms and dining kitchen all have engineered oak floors. There are three reception rooms; a spacious sitting room with sliding doors opening into the superb garden room with French doors into the garden and roof lantern flooding the room with natural light. Adjacent to the sitting room is a spacious dining room that would make a fourth bedroom if required as there is a three-piece bathroom next door comprising bath with mixer tap, WC and wash basin housed in a vanity unit (an ideal guest suite).

The dining kitchen houses recently fitted gloss units with granite worktops and undermounted 1 ½ bowl sink. Equipment includes a Bosch double oven, five-ring induction hob with glass extractor canopy over and integrated appliances include a dishwasher, fridge and freezer. An inner hallway leads from the dining kitchen and sitting room and gives access to two double bedrooms and a well-appointed three-piece shower room. A staircase rises to the first floor master suite comprising a spacious double bedroom which has wardrobes with sliding doors and a large window affording superb far-reaching views. The suite is completed with an en-suite shower room housing a large shower cubicle, WC and wash basin housed in a vanity unit.

EXTERNAL

A single garage with up and over door, personal door from the patio and door into the spacious utility room that has a stainless steel sink with double drainer, plumbing for a washing machine and space for a dryer.

A tarmac driveway provides generous off road parking adjacent to a large level lawn bordered by drystone walls and natural hedging. A slate footpath continues around the property to an elevated patio accessed from the property via the garden room. Steps lead down to another slate-flagged patio, ideal for al fresco entertaining, and adjoining the large lawn that is bordered by herbaceous borders and natural hedging.

LOCATION

Barkisland has excellent local amenities including an excellent village school, a post office/village store, church, cricket club and two village gastro pubs. There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating. The boiler is located in a cupboard in hallway.

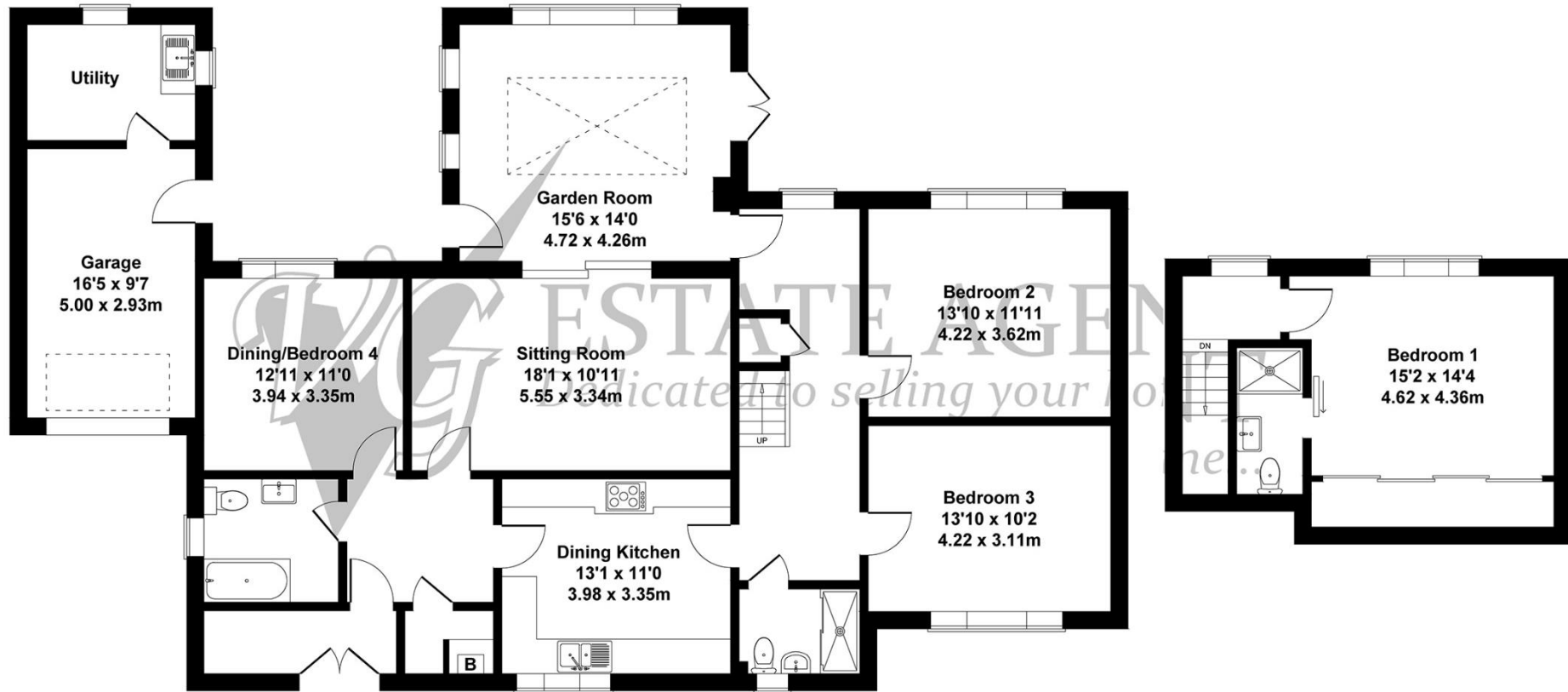
TENURE Freehold.

DIRECTIONS

From Ripponden traffic lights turn into Elland Road and proceed uphill, past the Fleece Inn bearing right towards Barkisland. Continue across the first junction, then turn left at the second (shop/post office on right) into Saddleworth Road. Continue for approximately 200 yards and the property is on the right-hand side.



Approximate Gross Internal Area
1938 sq ft - 180 sq m



GROUND FLOOR

FIRST FLOOR





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