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# 141 RAVENSTONE DRIVE

GREETLAND | HX4 8DY

Welcome to this five-bedroom detached family home, situated on the desirable Ravenstone Drive in the sought after area of Greetland, West Yorkshire.

Recently renovated throughout to an impeccable standard, this property offers contemporary living with an abundance of space and features, set against the stunning backdrop of the local countryside.

This exceptional property on Ravenstone Drive offers a unique blend of contemporary design and practical features, making it the ideal family home in the heart of Greetland. Early viewing is highly recommended to fully appreciate the quality and space on offer.



## GROUND FLOOR

Entrance Hall  
Living Room  
Breakfast Kitchen  
Conservatory  
Cloakroom

## FIRST FLOOR

Bedroom 1  
En-suite Shower Room  
Bedroom 2  
Bedroom 3  
House Bathroom

COUNCIL TAX

F

EPC RATING

D

### INTERNAL

Built into a hillside, this home maximises its unique layout. The entrance level greets you with a spacious hallway that leads to five generously sized bedrooms and the integrated double garage. The master bedroom features an ensuite shower room and enjoys far reaching views across the valley. The remaining four bedrooms provide ample space for a growing family and the flexibility for those needing to work from home. The house bathroom is equipped with high-quality Duravit furniture and benefits from a shower over the bath.

Descend to the lower ground floor, where the heart of this stunning home awaits. The brand new, re-modelled dining kitchen, featuring a large island and induction hob, a pair of single ovens, and integrated appliances including a dishwasher and fridge freezer.

The living room is equally impressive, accessible through glazed oak veneered doors and boasts a gas fireplace creating a warm and inviting atmosphere. An additional reception space is provided by the conservatory. This bright and airy room boasts double doors that open directly into the rear garden, blending indoor and outdoor living seamlessly.

Practicality has not been overlooked in this superb renovation. The property benefits from a new boiler and hot water tank, and the integrated double garage provides secure parking and additional storage space, with the added convenience of plumbing for a washing machine at the rear.

### EXTERNAL

Externally, the lawned rear garden is a delightful space for outdoor activities, gardening, or simply enjoying the tranquillity of this picturesque location. There is also driveway parking for two cars, providing ample off-road parking.

### LOCATION

Ravenstone Drive is perfectly situated for excellent transport links, making commuting a breeze. The M62 motorway is easily accessible, connecting you to Leeds, Manchester, and beyond. For those preferring public transport, nearby Halifax and Sowerby Bridge railway stations offer regular services to major cities.

The property also benefits from being within the catchment area of some outstanding local schools, making it ideal for families.

### SERVICES

All mains services. Gas central heating with boiler located in the kitchen.

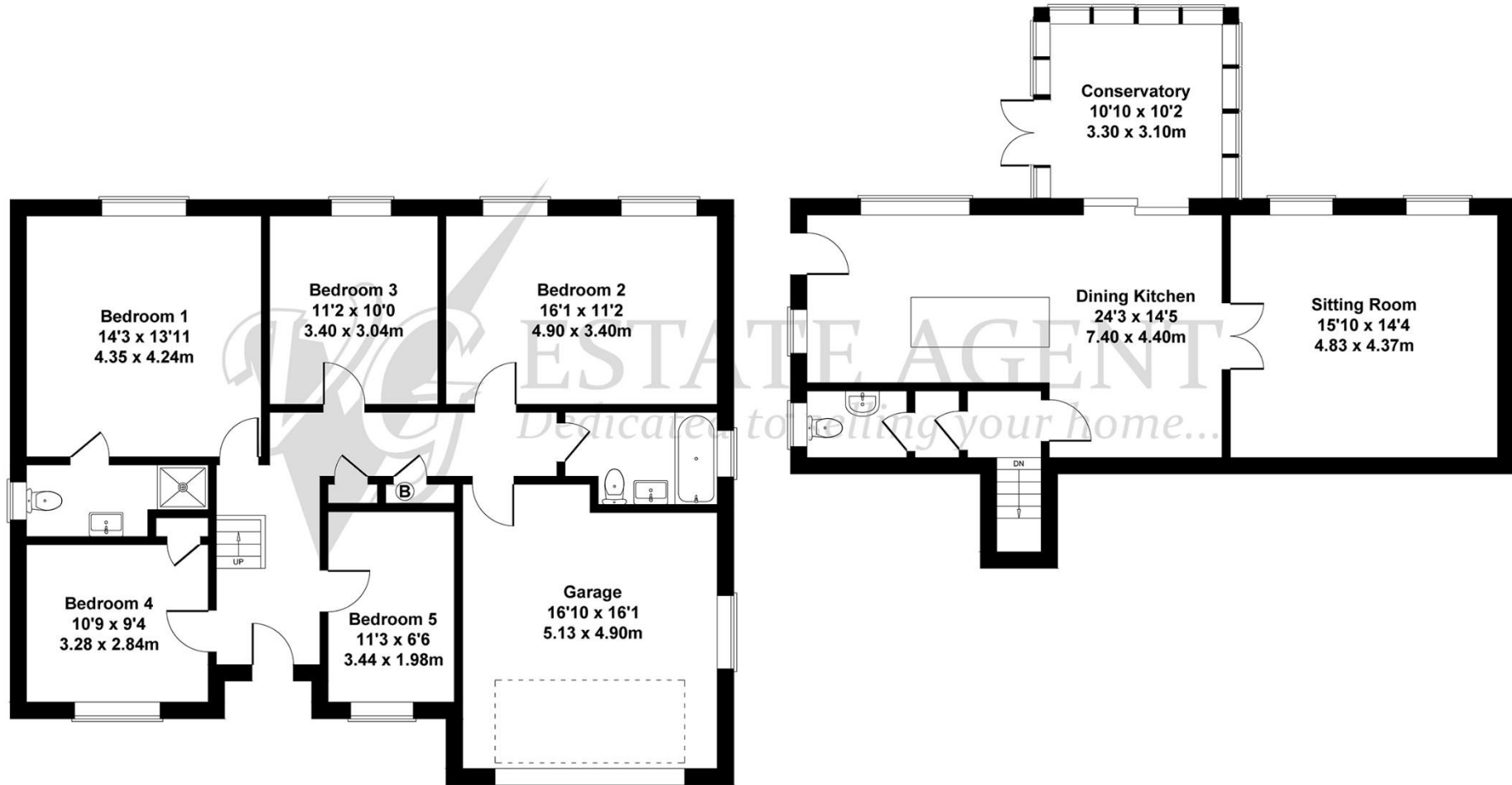
**TENURE** Freehold.

### DIRECTIONS

From Ripponden, take the Elland Road, up to Barkisland. Fork right into Barkisland, straight across at the 1st crossroads and left into Saddleworth Road at the 2nd crossroads. At the traffic lights in West Vale turn right into Stainland Road and proceed past the petrol station, taking the next left turn into Green Lane and then immediately right into Long Heys. Continue on this road until it becomes Ravenstone Drive, number 141 is located in the fourth cul-de-sac on the right hand side, indicated by our For Sale board.



Approximate Gross Internal Area  
1938 sq ft - 180 sq m



GROUND FLOOR

FIRST 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.