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17 EXCELSIOR CLOSE

RIPPONDEN | HX6 4DD

Nestled in the idyllic setting of Excelsior Close, a short walk from the centre of Ripponden, this luxurious four-bedroom detached house offers an unparalleled living experience as well as boasting stunning valley views.

Spanning four meticulously designed floors and only eight years old, this property is a true testament to modern elegance and comfort. Features include a quality modern dining kitchen, superb dual aspect reception room, double garage and a large private decked garden.

This exceptional property on Excelsior Close is more than just a home; it's a lifestyle. Experience the perfect blend of luxury, comfort and modern living with excellent transport links and top schools nearby.

LOWER GROUND FLOOR

Double Garage
Snug / Gym

FIRST FLOOR

Living Room
Dining Kitchen

GROUND FLOOR

Bedroom 1
Dressing Room
En-suite Bathroom
Bedroom 2
En-suite Bathroom
Laundry Room

SECOND FLOOR

Bedroom 3
En-suite Shower Room
Bedroom 4
En-suite Shower Room
Family Bathroom

COUNCIL TAX

G

EPC RATING

B



INTERNAL

The lower ground floor is a testament to practicality and style, featuring a double garage equipped with networking and audio connections. This versatile level also includes a second reception room, ideal for use as a snug / cinema room or a well-appointed home gym.

As you step into the light and airy entrance hall, this floor is home to two exquisite double bedrooms. The principal bedroom is a sanctuary of luxury, offering far-reaching views across the valley, ample bespoke storage, a dressing room, and an en-suite bathroom with a separate shower. Bedroom two also enjoys stunning valley views, built-in wardrobes, and an en-suite shower room. A conveniently located laundry room completes this level.

The upper ground floor is the heart of the home, with an expansive open-plan living area, tiled throughout with the added comfort of underfloor heating and features front and rear windows that flood the space with natural light. The sitting room, with its picturesque valley views, leads into a dining area overlooking the decked rear garden. The large modern kitchen is a chef's dream, boasting a central island with a five-ring induction hob, an array of floor-to-ceiling and low units, extensive worktop space, and integrated appliances, including a pair of Neff ovens. The kitchen sink is thoughtfully placed under a front-facing window, while bi-fold doors at the rear provide direct access to the garden.

The uppermost floor houses two additional double bedrooms, each featuring built-in storage and en-suite shower rooms. A separate bathroom off the landing adds further convenience and luxury.

EXTERNAL

The exterior of this remarkable property is perfect for entertaining. The large decked rear garden offers ample space for al fresco dining, several seating areas in which to simply enjoy the tranquil surroundings. Additionally, a lower decked area to the side of the property provides a sheltered sun trap, ideal for relaxing in privacy. A tarmac driveway provides generous off-road parking.

LOCATION

Excelsior Close benefits from excellent transport links. The nearby M62 motorway offers convenient access to both Manchester and Leeds, ideal for city professionals. Sowerby Bridge and Littleborough railway stations, are just short drives away, providing regular train services to Manchester Victoria and Leeds, further enhancing the property's connectivity. The centre of Ripponden is within walking distance with local amenities including a health centre with pharmacy, dental practice and a selection of shops, pubs and restaurants.

SERVICES

All mains services. Gas central heating, underfloor heating to first floor and bathrooms. The boiler is located in the garage.

TENURE

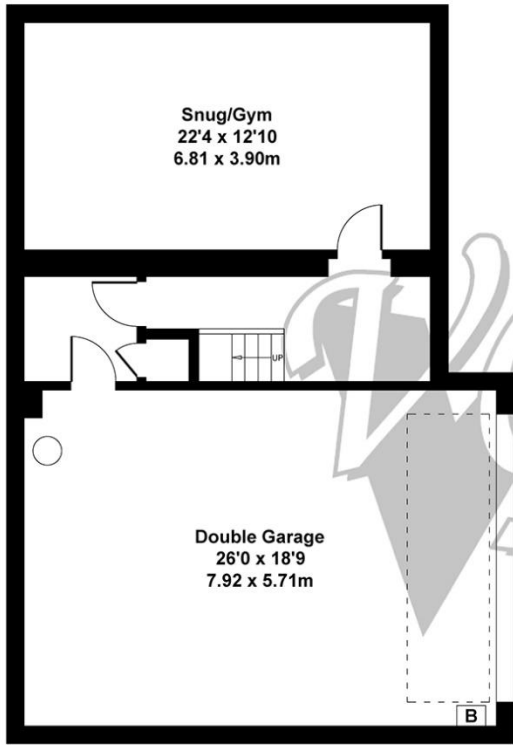
Freehold.

DIRECTIONS

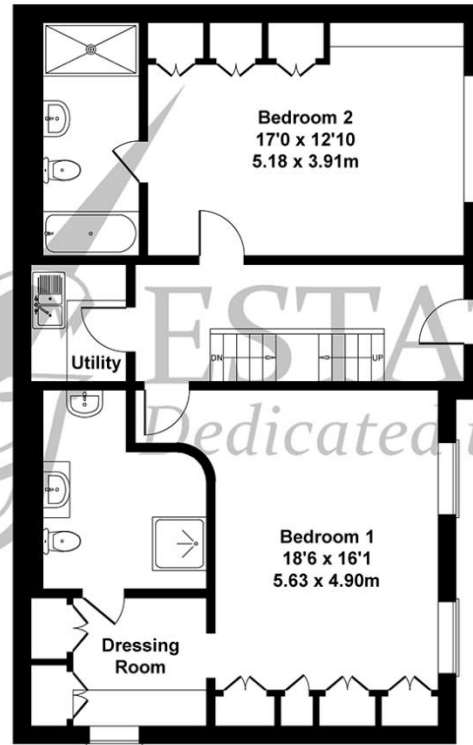
From the centre of Ripponden take Oldham Road, continue past The Silk Mill pub and the left-hand turn into Stepping Stones. Excelsior Close is the next turning on the right, continue straight ahead and around a right hand bend, number 17 is on the left hand side.



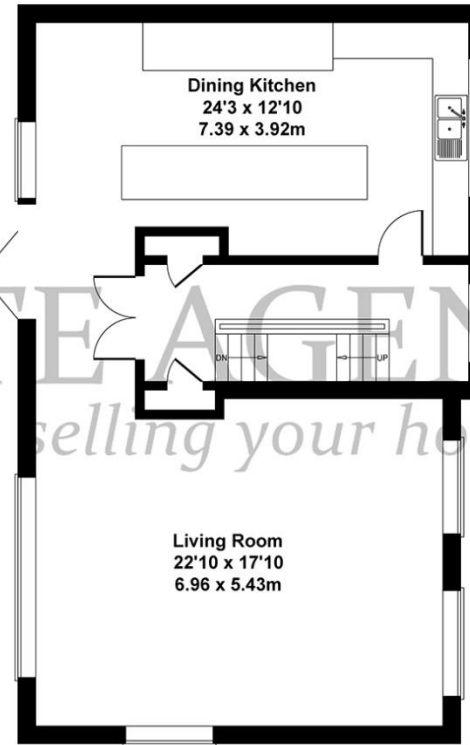
Approximate Gross Internal Area
3617 sq ft - 336 sq m



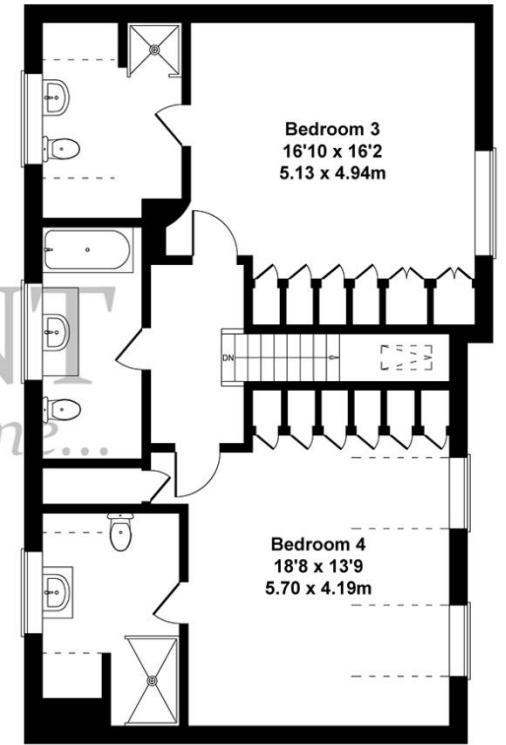
LOWER GROUND FLOOR



GROUND FLOOR

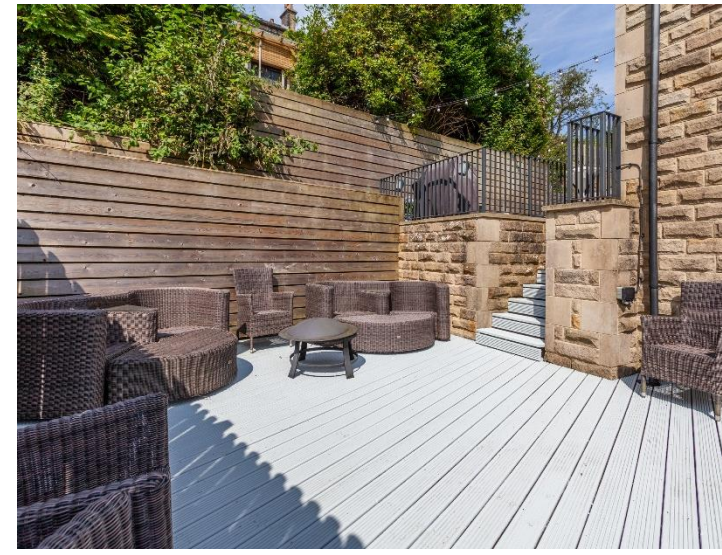
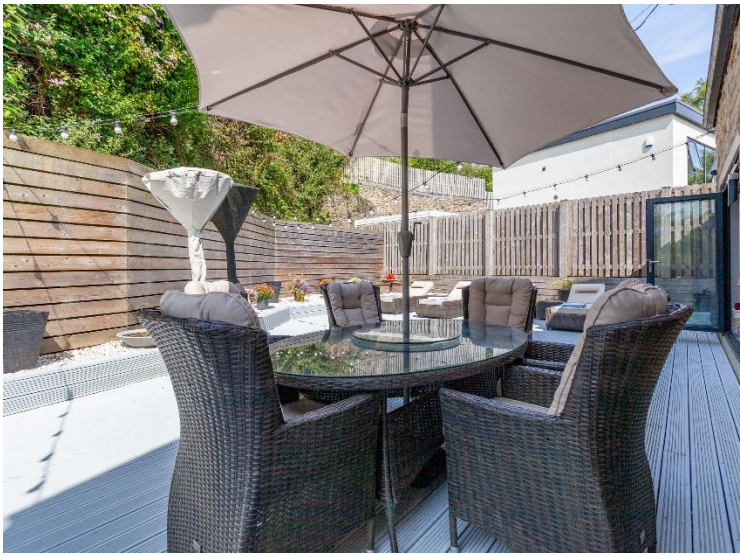


FIRST FLOOR



SECOND FLOOR





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

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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.