







10 RYLANDS PARK

RIPPONDEN | HX6 4JH

Occupying a sought-after position close to the top of this popular residential development and enjoying panoramic views, this beautifully presented detached home offers spacious family-sized accommodation which is arranged over three floors allowing for flexibility of use.

The accommodation includes two reception rooms, a stylish breakfast kitchen, utility room, four double bedrooms, study/bedroom 5, three bathrooms and an integral double garage.

There are gardens to the front and rear of the property, with a most delightful cottage-style garden to the rear aspect, arranged over two levels with both areas boasting patios. There is off-road parking on the driveway.



GROUND FLOOR

Entrance Hall
Sitting Room
Breakfast Kitchen
Dining Room
Cloakroom

LOWER GROUND FLOOR

Study / Bedroom 5
Utility Room
Integral Garage

COUNCIL TAX

F

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
En-suite Shower
Bedroom 3
Bedroom 4
House Bathroom

EPC RATING

C

INTERNAL

The property is accessed via a bright and airy entrance hall with staircases leading to the lower ground floor and first floor. Double doors access the two reception rooms on the ground floor; a spacious, dual aspect, sitting room with French doors opening into the garden and featuring a beautiful stone fireplace housing a wood-burning stove; and a spacious dual aspect dining room enjoying far-reaching views.

The fitted breakfast kitchen boasts sleek matt units with timber worktops and a central island with breakfast bar. Equipment includes a 1½ bowl sink, double oven, four-ring gas hob with extractor canopy over, integrated fridge, freezer and dishwasher. The room is flooded with light from two sets of French doors, with Juliet balconies, and twin windows overlooking the gardens. Completing the ground floor accommodation is a smart, two-piece cloakroom.

On the lower ground floor there is a study / bedroom 5, currently utilised as a studio, utility room with sink, plumbing for a washing machine and space for a dryer. Completing the lower ground floor accommodation is a double garage with twin up and over doors, windows and a personal door into the garden.

There are four double bedrooms on the first floor, bedroom 1 is particularly spacious and benefits from an en-suite shower room housing a large walk-in shower, WC and wash basin mounted on a vanity unit. Bedroom two also benefits from a three-piece shower room and bedroom 4 has a suite of fitted wardrobes. Completing the first floor accommodation is the family bathroom housing a bath, WC and pedestal wash basin. From the landing is a hatch to the loft space.

EXTERNAL

The property is approached via a tarmac driveway providing off road parking for two cars and leading to the integral double garage. Adjacent to the driveway are two lawns bordered with mature shrubs. Stone steps lead up to the front door and there is gated access to the rear garden. The delightful, fully enclosed, rear garden is arranged over two levels, both carefully designed to create cottage style gardens with patios on both levels, there is a timber framed greenhouse and mature shrubberies and borders home to a wide range of plants. The upper garden is surrounded by scented plants and features a newly laid patio and level low-maintenance artificial lawn, ideal for summer barbecues. A gate gives access to the upper front garden which is planted with fruit trees.

LOCATION

Rylands Park is within easy walking distance of the excellent local amenities in Ripponden, which include a village school, health centre, dental surgery, vets practice and a selection of shops, bars and restaurants. The M62 is 15 minutes' drive providing excellent commuter links, there are mainline railway stations in nearby Sowerby Bridge and Littleborough with direct lines to Leeds and Manchester. A regular bus service is within 2 minutes' walk.

SERVICES

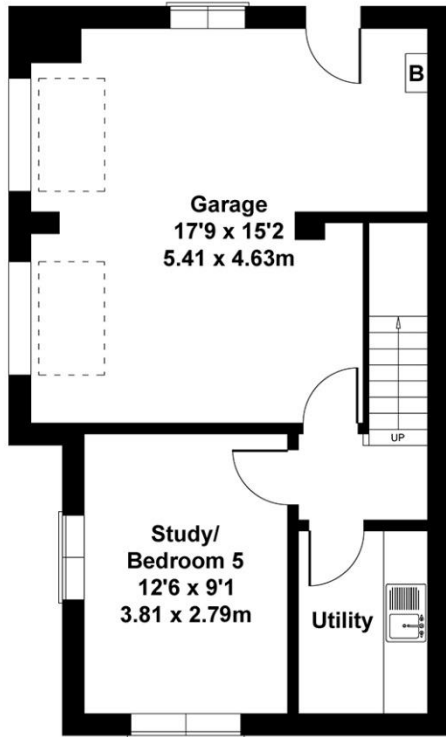
All mains services. Gas central heating with boiler located in garage, UPVC double glazing.

DIRECTIONS

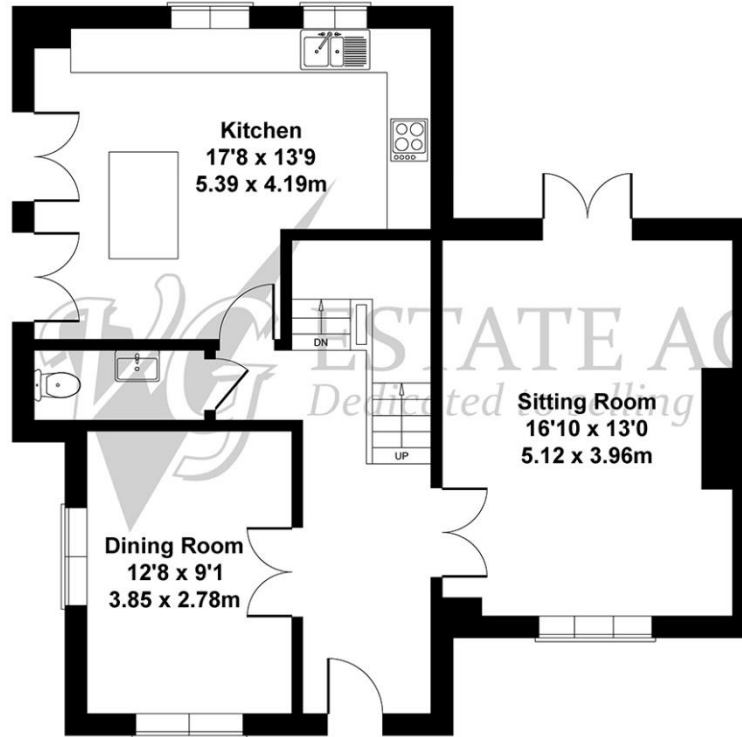
From the Ripponden office take the Rochdale Road uphill and on passing The Butchers Arms, take a left turn into Rylands Park. Follow the road around to the right and the property can be found on the right-hand side, identified by our sale board.



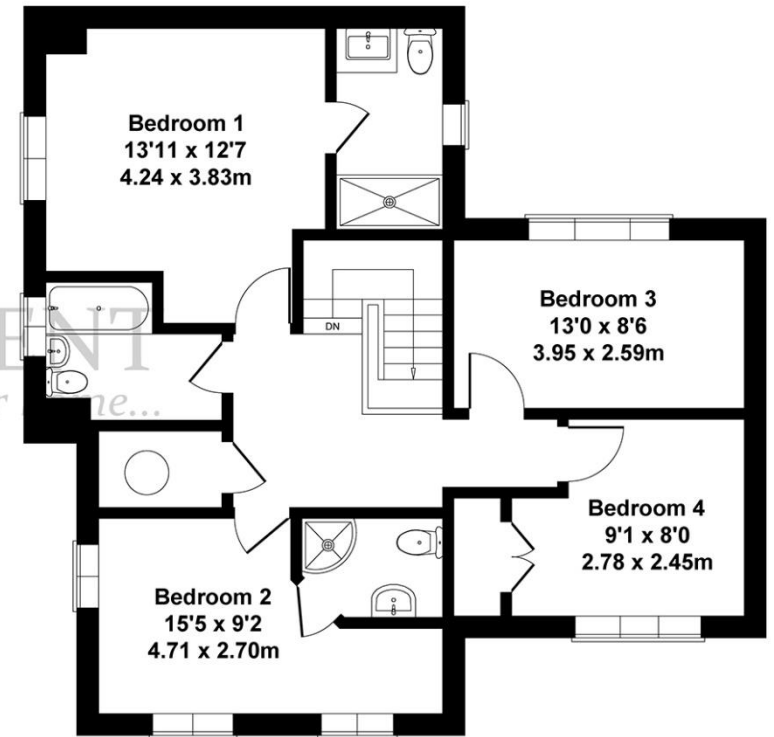
Approximate Gross Internal Area
1991 sq ft - 185 sq m



LOWER GROUND FLOOR

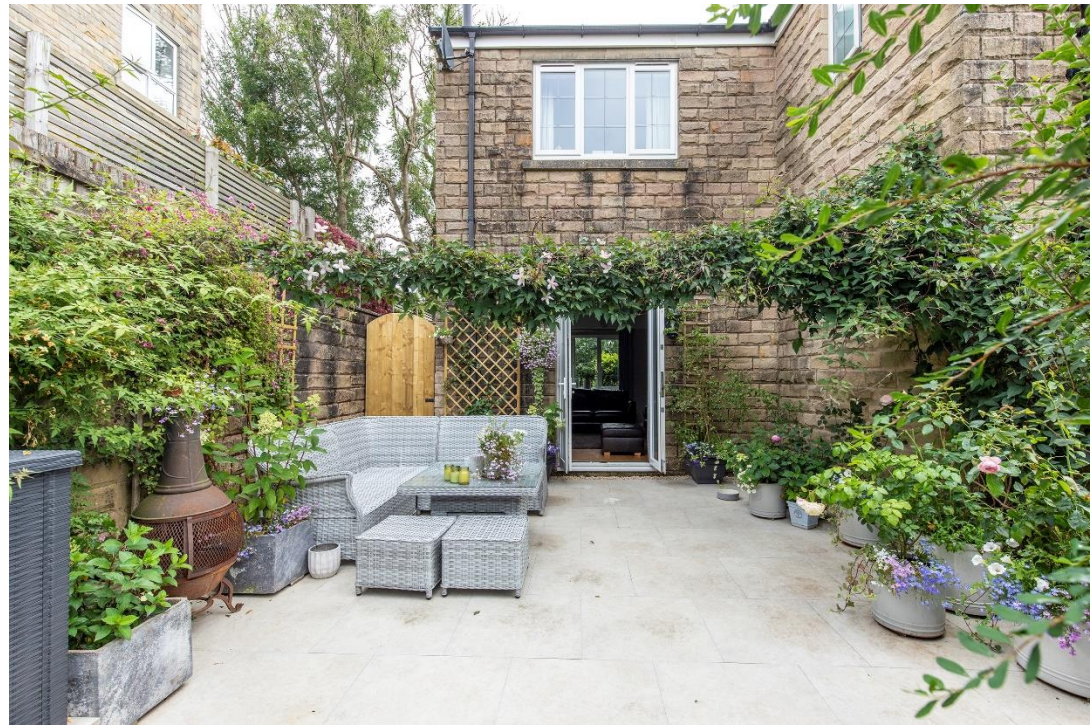


GROUND FLOOR



FIRST FLOOR





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

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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.