







1 GLENFIELD

GREETLAND | HX4 8JW

Standing in an elevated position this deceptively spacious and beautifully presented semi-detached home enjoys far-reaching views towards Holywell Green. Dating from 1903 the property boasts elegant proportions of the era with high ceilings and has been sympathetically updated to provide modern comforts whilst retaining original features such as ornate plaster work and timber floorboards.

The accommodation is arranged over four floors and briefly includes a dual aspect sitting room, dining kitchen, utility room / playroom, three double bedrooms, family bathroom and en-suite shower room. In addition there are two large storerooms to the lower ground floor.

Externally there is off-road parking, a terraced lawn garden and private stone-flagged patio, ideal for al fresco entertaining.



GROUND FLOOR

Entrance Vestibule
Sitting Room
Dining Kitchen

LOWER GROUND FLOOR

Utility Room / Playroom
Store Room 1
Store Room 2

COUNCIL TAX

B

FIRST FLOOR

Bedroom 1
Bedroom 2
Study
Family Bathroom

SECOND FLOOR

Bedroom 1
En-suite Shower

EPC RATING

D

INTERNAL

This beautifully presented property is entered via the front door into an entrance vestibule with staircase rising to the first floor.

The dual aspect sitting room enjoys panoramic views and features ornate plasterwork including coving, picture rail and ceiling rose. There is an attractive fireplace with tiled hearth housing a real-flame effect gas fire.

The dining kitchen houses hand painted units with timber worksurfaces inset with a Belfast sink with mixer tap; there is space for a range-style cooker and undermounted fridge. An external door opens into the rear patio garden and an internal door gives access to the lower ground floor. The spacious utility room / games room houses cupboards, sink and has space for a fridge freezer, washing machine and dryer. To the rear of the utility room there are two equally sized store rooms, one of which is utilised as an office.

There are two double bedrooms on the first floor as well a study with staircase rising to the second floor. Completing the first floor accommodation is a stylish bathroom housing a roll-top bath with mixer tap and shower, high flush WC and pedestal wash basin. On the second floor there is a spacious double bedroom with two Velux rooflights and benefiting from a three-piece en-suite shower room.

EXTERNAL

There are two parking spaces to the front of the property and a flight of steps gives access to the garden and property. The two tiered front garden enjoys far-reaching views and comprises level lawns, stone flagged patio and summerhouse. The stone-flagged path continues around the side of the property to the private patio garden with new timber pergola and raised flower beds.

LOCATION

New Road is a pleasant lane located away from busy traffic. There are excellent village schools just a short walk away as well as local shops and a park. The more extensive amenities of West Vale, including a health centre are just a short drive away. There is a regular bus service and the M62 (J24) is within 15 minutes' drive with a mainline railway station at nearby Sowerby Bridge providing access to Manchester, Leeds and beyond.

SERVICES

All mains services. Gas central heating, boiler located in utility room. Recently updated UPVC windows.

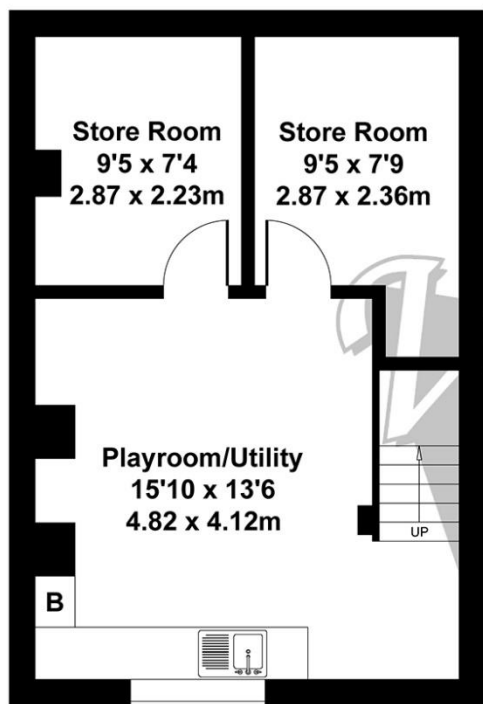
TENURE Freehold.

DIRECTIONS

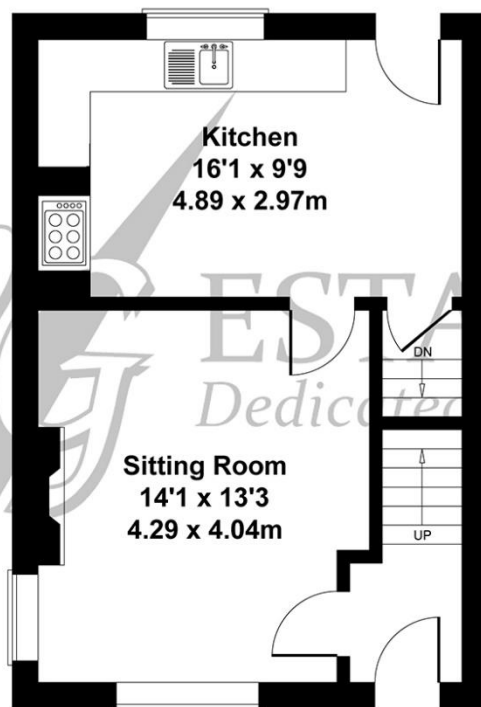
From Ripponden take the Elland Road uphill passing the Fleece Inn and bear right at the fork towards Barkisland. Go straight on at the first crossroads then turn left into Saddleworth Road at the second crossroads at Barkisland Post Office. Continue into Greetland and turn left into Sunnybank Drive, continue up to the T junction and turn left onto Sunnybank Road, then take the second right into New Road. 1 Glenfield is in the corner, on your right hand side, indicated by our For Sale board.



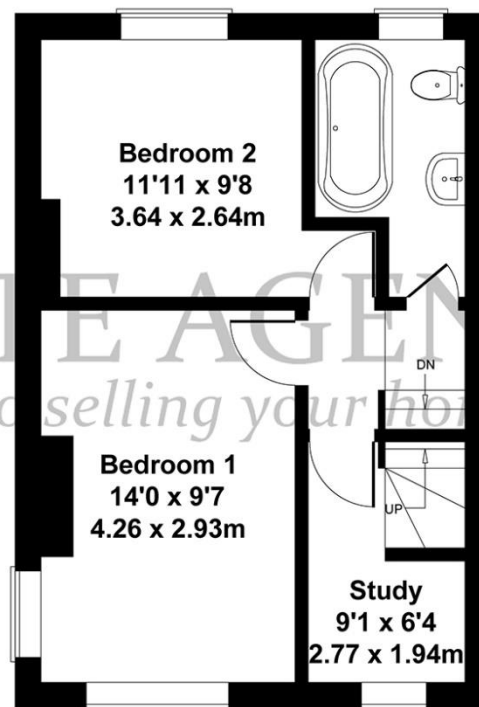
Approximate Gross Internal Area
1410 sq ft - 131 sq m



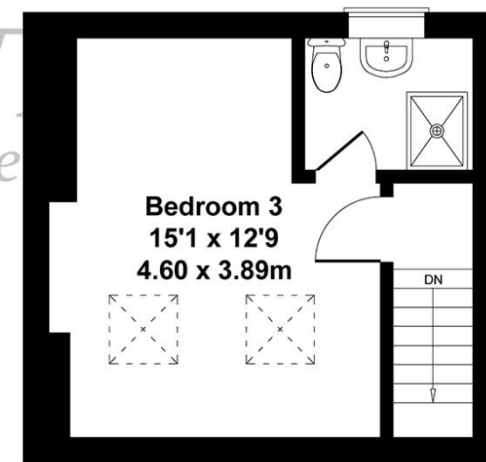
LOWER GROUND FLOOR



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.