







21 RYESTONE DRIVE

RIPPONDEN | HX6 4JW

This beautifully presented detached family home occupies an enviable position on a quiet cul-de-sac of this established residential development and enjoys fabulous views down the valley towards Ripponden and beyond.

This spacious home has been finished to an exceptionally high standard and provides generous accommodation arranged over three floors allowing for flexibility of use. Accommodation includes a spacious reception room with French doors, a stylish fitted kitchen with double doors leading into a dining room, separate utility room, a superb master bedroom suite plus three further bedrooms, three bathrooms and cloakroom.

There is off-road parking, a single garage and a fully enclosed garden to the rear of the property.



GROUND FLOOR

Entrance Hall
Sitting Room
Breakfast Kitchen
Dining Room
Cloakroom

FIRST FLOOR

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

LOWER GROUND FLOOR

Bedroom 4
En-suite Shower
Utility Room

COUNCIL TAX

F

EPC RATING

C

INTERNAL

The property is entered via the front door into a spacious entrance hall with staircase leading to the upper floor with access to a two-piece cloakroom as well as the kitchen and sitting room.

The dual aspect sitting room features French windows opening directly into the rear garden and a real-flame effect gas fire with marble fireplace. Double doors give access to the dual aspect dining room which features French doors with Juliet balcony overlooking the rear garden.

The kitchen is fitted with timber units with granite work surfaces incorporating an undermounted 1½ bowl sink. Equipment includes a Siemens range-style cooker with five-ring gas hob and filter canopy over, integrated dishwasher, fridge and freezer.

A flight of stairs from the kitchen gives access to the lower ground floor where there is a double bedroom with French doors leading directly out to the garden, complemented by a three-piece shower room housing a corner shower cubicle, WC and pedestal wash basin. The utility room is located on this level and houses cupboards, sink and has plumbing for a washing machine, space for a dryer and external door to the side elevation of the property.

There are three bedrooms located on the first floor, the spacious master bedroom benefitting from a dressing area with built-in wardrobes and a smart en-suite shower room housing a walk-in shower, WC and pedestal wash basin. Bedrooms 2 and 3 also have fitted storage, bedroom 2 is currently utilised as a study. The first floor accommodation is completed with a three-piece bathroom housing a bath, WC and pedestal wash basin.



EXTERNAL

To the front of the property there are gently sloping lawns bordered by low level shrubbery and a flight of stone steps leads to the front door. There is a tarmac driveway to the side of the property providing off road parking and leading to the single garage with a further flight of steps to the front door. A timber gate gives access to the fully-enclosed rear garden that has a gently sloping lawn, two stone flagged patios, rockery and shrub border.

LOCATION

Ryestone Drive is within easy walking distance of the excellent local amenities in Ripponden, which include a village school, health centre, dental practice, vets and a selection of shops, pubs 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 and a regular bus service within 5 minutes' walk.

SERVICES

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

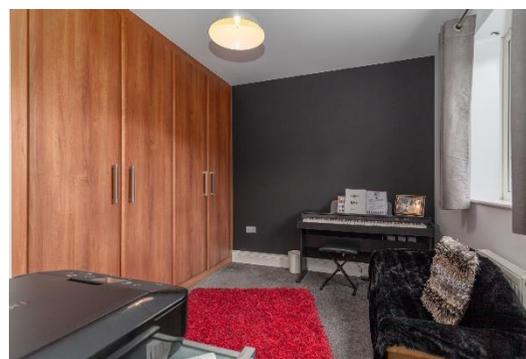
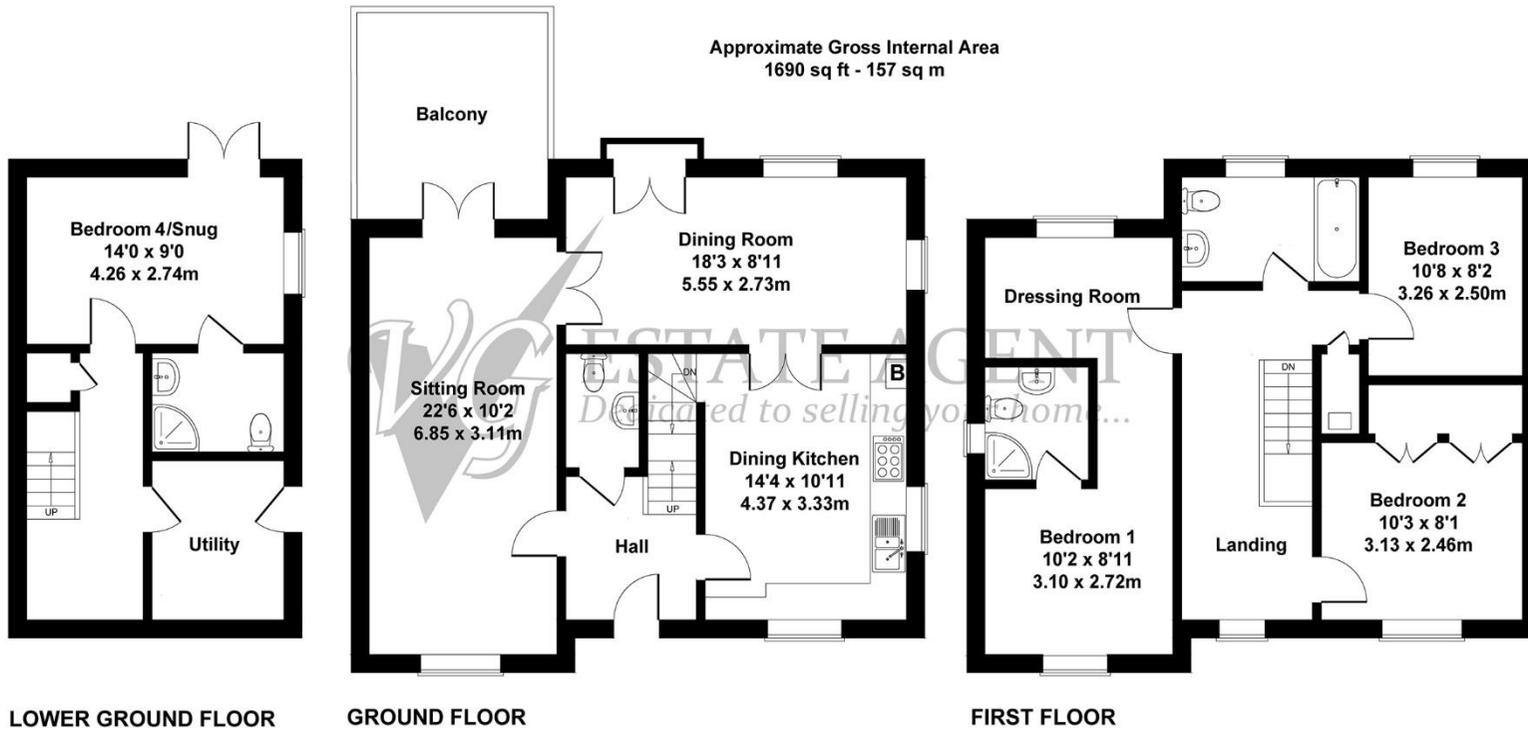
TENURE

Freehold

DIRECTIONS

From the Ripponden office take the Rochdale Road uphill and on passing The Butchers Arms, take a left turn into Rylands Park, then second left into Ryestone Drive. Follow the road downhill and the property is towards the bottom of the development on the left hand side.







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