











# 10 STONELEA

BARKISLAND | HX4 0HD

Located on this sought after quiet residential cul-de-sac in the centre of Barkisland, this stone-built detached home offers immaculately presented two-bedroom accommodation arranged over two floors, all within easy walking distance of the excellent village school and all local amenities.

Accommodation is arranged over two floors and also includes a sitting room with contemporary fire, fitted breakfast kitchen and three-piece bathroom.

Outside there are landscaped gardens to front and rear of the property and off-road parking.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bathroom

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

This immaculately presented property is entered via an entrance vestibule which gives access to the spacious sitting room; the stylish sitting room features a media wall with contemporary glass fronted electric fire and shelving to each alcove. An open staircase rises to the first floor and there is a useful understairs storage cupboard.

The adjacent breakfast kitchen houses gloss base and wall units with timber effect worktops. The kitchen is equipped with a white 1½ bowl sink, electric oven with four-ring gas hob, plumbing for washing machine and space for a large fridge-freezer. An external door gives direct access to the rear garden, being ideal for al fresco entertaining.

There are two double bedrooms to the first floor with bedroom one benefiting from built-in wardrobes.

The family bathroom is fitted with a three-piece suite comprising a P-shaped bath with shower over and glazed screen, WC and pedestal wash basin.

### EXTERNAL

Parking is provided to the front of the property by a tarmac drive. There is a manicured lawn to the front of the property and the fully enclosed rear garden has been landscaped to provide a large block-paved patio, timber sundeck and level lawn surrounded by mature herbaceous borders, with a raised area currently occupied by a playhouse.

### LOCATION

Barkisland has excellent local amenities including a village school, post office/shop, church, cricket club and pub. There is a regular bus service, mainline railway stations at nearby Sowerby Bridge and Littleborough and the M62 (J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

### SERVICES

All mains services, gas central heating with boiler located in breakfast kitchen.

**TENURE** Freehold

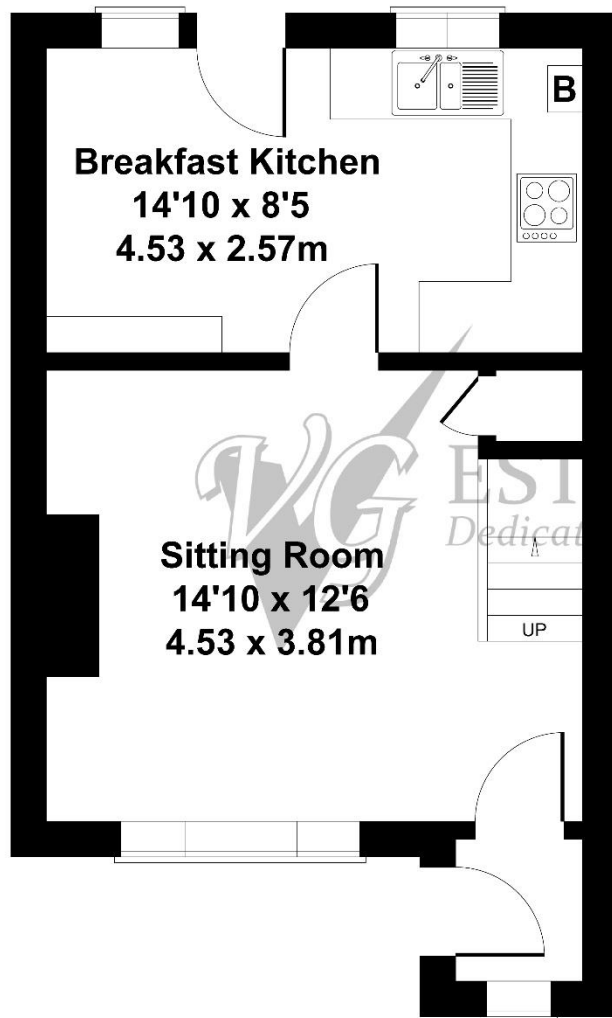
### DIRECTIONS

From Ripponden take the Elland Road uphill and on reaching the Fleece Inn bear right into Barkisland. Proceed over the first junction and Stonelea is on the left hand side just after the bus lay-by. Continue straight on into Stonelea and number 10 is on the right hand side indicated by our For Sale board.

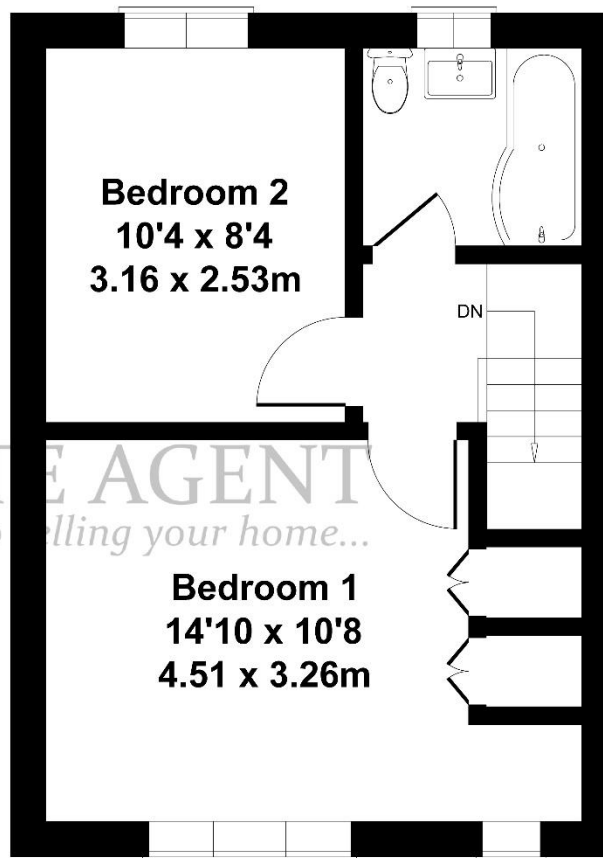




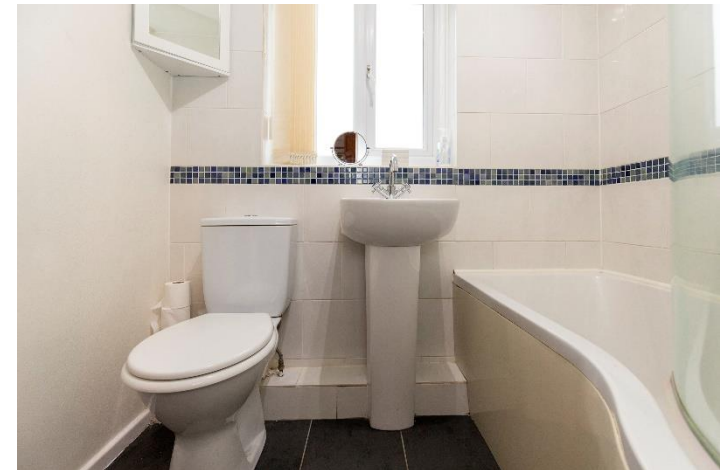
**Approximate Gross Internal Area**  
**657 sq ft - 61 sq m**



**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.