







ORCHARD HOUSE

132 WASHER LANE | HX2 7DW

Built to the vendors specification, this individually designed executive residence offers more than 4,000 sq ft of living space and has been finished to a high standard using quality fixtures and fittings throughout.

This superb seven bedroom detached family home provides exceptionally spacious accommodation arranged over three floors and includes four reception rooms, a spacious dining kitchen plus four bathrooms, a cloakroom, utility room and double garage.

The location is very private and far-reaching views can be enjoyed from the beautifully landscaped gardens which are fully enclosed and provide generous gated parking.



GROUND FLOOR

Entrance Hall
Sitting Room
Snug / Study
Dining Kitchen
Sunroom
Utility Room
Cloakroom

FIRST FLOOR

Bedroom 1
En-suite Shower
Walk-in Wardrobe
Bedroom 2
En-suite Shower
Walk-in Wardrobe

FIRST FLOOR

Bedroom 3
Bedroom 4
Bedroom 5
Family Bathroom

SECOND FLOOR

Bedroom 6
Games Room / Office
Bedroom 7
Bathroom

COUNCIL TAX

G

EPC RATING

C

INTERNAL NOTES

The property is entered into the main entrance hall via a storm porch.

The well-proportioned sitting room features windows to two elevations and includes a fireplace with gas fire. Double doors access the dining kitchen from the sitting room.

The spacious dining kitchen is the hub of the home, the kitchen area is fitted with sleek units with granite worktops and features a central island which houses the ceramic hob with extractor over. Integrated appliances include two eye level Miele ovens, microwave, a wine cooler, two dishwashers, a warming drawer and tall fridge. A glass door provides access to the spacious utility room that has a tall integrated freezer, plumbing for a washing machine, space for a dryer and American style fridge freezer; there is a personal door into the garage and an external door leads out to the rear garden. French doors from the dining kitchen provide further access to the garden and the dining area is open through to the delightful sunroom which has windows to three elevations and French doors opening into the garden.

On the first floor there are five double bedrooms. Bedroom 1 has sliding windows and a Juliet balcony affording fabulous far-reaching views and also has the added benefit of a walk-in wardrobe with hanging rails and shelving as well as a three-piece en-suite housing a double walk-in shower, WC and wash basin. Bedroom 2 has windows to two elevations and also has as a walk-in wardrobe and three-piece en-suite shower room. The remaining first floor bedrooms share the spacious family bathroom which features a wet-room style shower, double ended bath, WC and wash basin set on a vanity unit.

The second floor accommodation would lend itself to being a self-contained teenager's den or granny flat having two double bedrooms with fitted storage, a games room / office and three-piece bathroom housing a bath, WC and wash basin mounted on a vanity unit.

EXTERNAL

The property is approached via a private lane and electric gates give access to the generous parking area in front of the integral double garage. The delightful gardens have been landscaped with gently sloping lawns interspersed with mature shrubberies, stone-flagged walkways and an ornamental pond. There is a sheltered stone flagged patio to the side elevation leading to a decked seating area, an ideal sun trap and outside entertainment area, there is a further lawn garden to the rear of the property and a substantial timber summerhouse that would lend itself to being a home office.

LOCATION

The property is conveniently located between Sowerby Bridge and Copley with a plethora of nearby amenities which include primary and senior schools, shops, pubs, restaurants and leisure centre with swimming pool.

There is a mainline railway station in neighbouring Sowerby Bridge, a regular bus service close by and the M62 (J22 & J24) is within 15 minutes' drive.

SERVICES

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

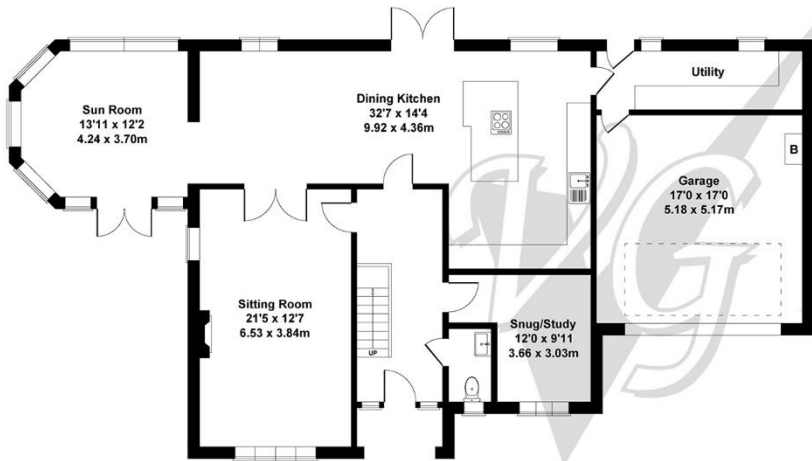
TENURE Freehold.

DIRECTIONS

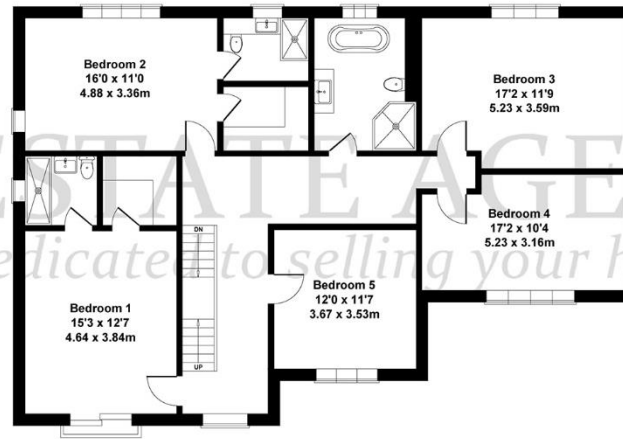
From Ripponden follow the A58 to Sowerby Bridge, continue straight ahead at the Tuel Lane traffic lights, then at the next set of lights turn right onto Wakefield Road in front of Donaldsons Vets. Continue past Bolton Brow School on the left then take the left turn into Washer Lane, continue around the left hand bend then take the first left turn and the entrance to Orchard House is located on the left.



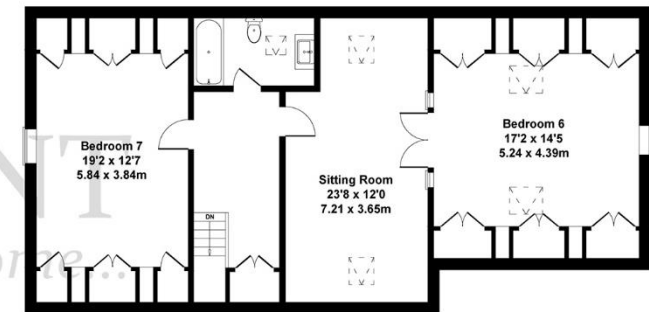
Approximate Gross Internal Area
4144 sq ft - 385 sq m



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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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.