







3 NORTH ROYD

BARKISLAND | HX4 0AH

Enjoying a sought after location in the centre of the village of Barkisland, this mid terrace house offers spacious and well-planned accommodation and enjoys lovely views to the front elevation.

The property requires a certain amount of updating, but the spacious accommodation includes two reception rooms, a kitchen, three bedrooms, shower room and cloakroom; an ideal prospect for the young family or busy professional.

There are gardens to front and rear and easy on street parking.

The property benefits from NO ONWARD CHAIN.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Kitchen
Rear Entrance Porch
Cloaks / WC
Store

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX EPC RATING

B

C

INTERNAL

From the front elevation the property is accessed via the front door which opens into the hallway, with staircase rising to the first floor and useful understairs storage cupboard. The south-facing sitting room has a stone fire surround with real-flame effect gas fire and the window affords views across the garden and beyond.

The kitchen is fitted with a range of base units and has a single bowl sink, space for a free-standing electric oven, plumbing for a washing machine, space for a fridge/freezer and an adjacent pantry. The dining room is located next to the kitchen with window overlooking the rear garden. There is a rear entrance porch that includes a cloakroom with two-piece suite and there is a useful external store offering the potential to create a utility room.

There are two double bedrooms and a single bedroom located on the first floor. Bedrooms 1 and 2 both benefit from built-in wardrobes and bedroom 3 benefits from a storage cupboard. The bedrooms to the front aspect enjoy fabulous far-reaching views. Completing the first floor accommodation is a three-piece shower room housing a double sized walk-in shower cubicle, WC and pedestal wash basin.

EXTERNAL

The front garden is bordered by a box hedge and comprises a low maintenance pea-gravelled garden with decorative stonework. The rear garden is fully enclosed and includes a stone-flagged patio and level lawn.

LOCATION

Barkisland has excellent local amenities including a popular village school, a post office/village store, church, cricket club and two village pubs. The more extensive amenities of Ripponden and West Vale are just 5 minutes' drive away and include a health centre, dental surgery, vets practice and small supermarkets.

There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There are mainline railway stations in the nearby towns of Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating. UPVC double glazing. The boiler is located in the pantry.

TENURE

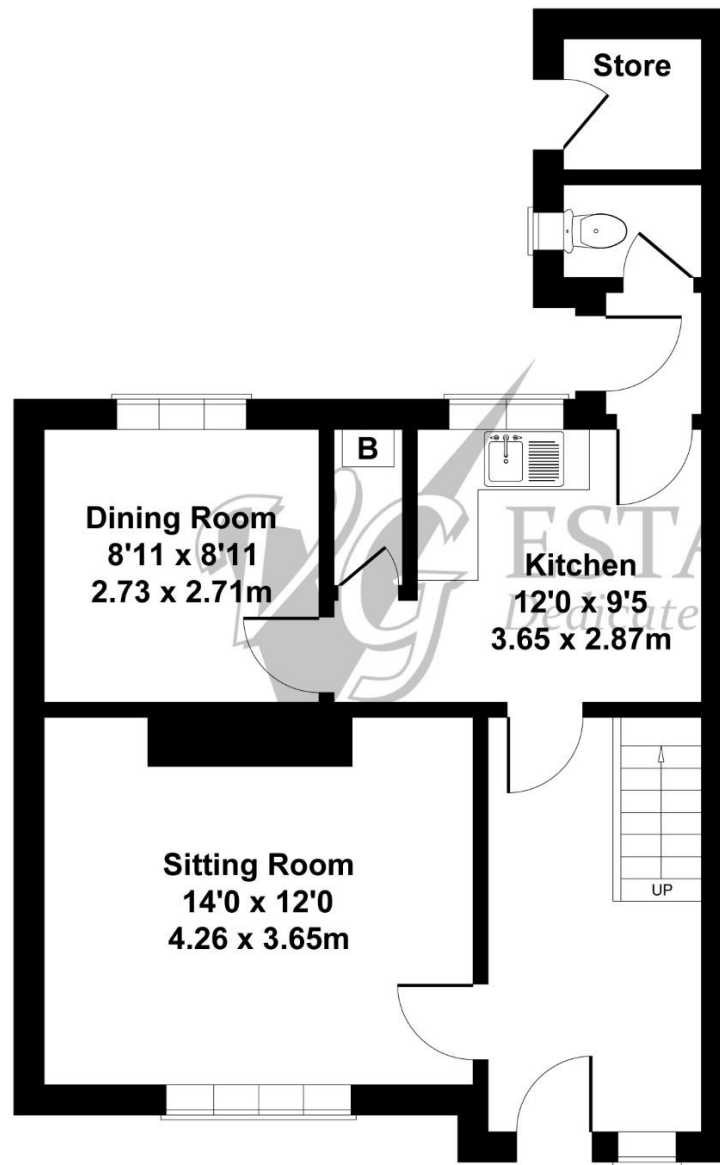
Freehold.

DIRECTIONS

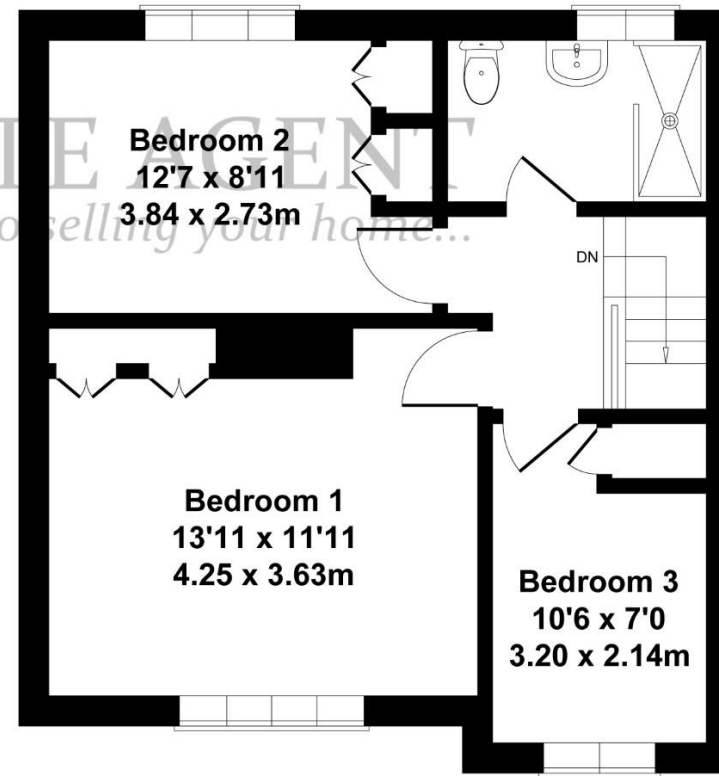
From Ripponden take Elland Road uphill and after passing The Fleece Inn bear right to Barkisland. Proceed ahead at the first junction, and at the general store/post office at the next junction, turn left into North Royd and number 3 is the second property on the right hand side, indicated by our For Sale Board.



Approximate Gross Internal Area
990 sq ft - 91 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.