











# 7 VALE COURT

RIPPONDEN | HX6 4HS

Located at the head of a small modern cul-de-sac of just a handful of homes, this beautifully presented four-bedroom detached property offers versatile family accommodation arranged over three floors.

The property enjoys a peaceful setting within easy reach of local amenities, schools, and transport links, while offering a high standard of modern comfort and style.

Boasting an enclosed landscaped rear garden, an integral garage, and off-road parking, this home is perfect for families seeking space, practicality, and contemporary living.



## GROUND FLOOR

Entrance Hall  
Cloakroom / WC  
Living Room  
Dining Kitchen  
Integral Garage

## FIRST FLOOR

Principal Bedroom  
Dressing Room  
En-suite Shower Room  
Bedroom 2  
House Bathroom

## SECOND FLOOR

Bedroom 3  
Jack & Jill Shower Room  
Bedroom 4

## COUNCIL TAX

F

## EPC RATING

B



### INTERNAL

The property is accessed via a welcoming entrance hall with underfloor heating extending throughout the ground floor. From here, doors lead to the spacious living room, cloakroom housing a two-piece suite, and the impressive dining kitchen.

The bright living room enjoys views of the rear garden and benefits from French doors opening directly onto the patio, ideal for family gatherings or summer entertaining.

The superbly appointed dining kitchen features sleek quartz worksurfaces, integrated appliances, and a generous dining area. Thoughtfully designed, it includes an additional under-stairs storage cupboard and provides internal access to the integral garage, which incorporates a utility area with plumbing for a washing machine. Both the kitchen and garage also benefit from doors opening onto the enclosed rear garden, allowing for seamless indoor-outdoor living.

Stairs rise to the first floor landing, which provides access to the luxurious principal bedroom suite. This spacious room enjoys dual aspects and features a dedicated dressing area with extensive fitted wardrobes, together with a stylish en-suite shower room. A further double bedroom on this floor boasts a triple aspect, including a Juliet balcony overlooking the garden, filling the space with natural light. The family bathroom completes this level, fitted with a three-piece suite including a shower over the bath.

The second floor houses two additional well-proportioned double bedrooms, both of which are linked by a modern Jack & Jill shower room—ideal for children or guests.

### EXTERNAL

Externally, the property enjoys a delightful, landscaped rear garden designed for year-round enjoyment. The garden features a combination of paved seating areas, mature planting, and low-maintenance artificial lawns, providing space for relaxation and outdoor dining. The front of the property is a two-car driveway offering off-road parking, alongside access to the integral garage.

### LOCATION

Vale Court is tucked away off Elland Road in a delightful riverside location but within an easy stroll of the centre of Ripponden, which has excellent local amenities including a primary school, health centre, church, a selection of shops, pubs and restaurants, as well as a thriving bowling club and tennis club. There is a regular bus service, mainline train station in nearby Sowerby Bridge and the M62 motorway (J22 and J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

### SERVICES

All mains services. Gas central heating, boiler located in garage and Nest controlled heating zones. UPVC double glazing.

### TENURE & FEES

Freehold, annual contribution to street lighting £28.55

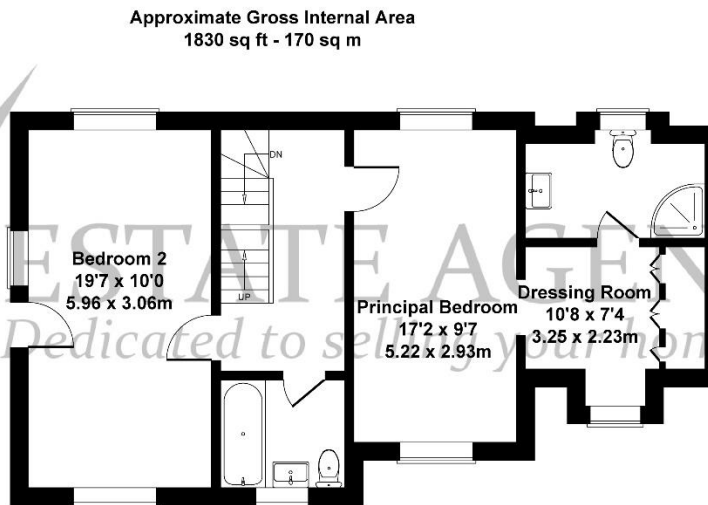
### DIRECTIONS

From the centre of Ripponden take the Elland Road towards Barkisland, just before the road starts to go uphill turn right onto Mill Fold Way, continue past the bowling green and recreation ground and the entrance to Vale Court is on the left hand side after the row of stone cottages. The property can be found by following the road to the end of the cul-de-sac and number 7 is straight ahead.

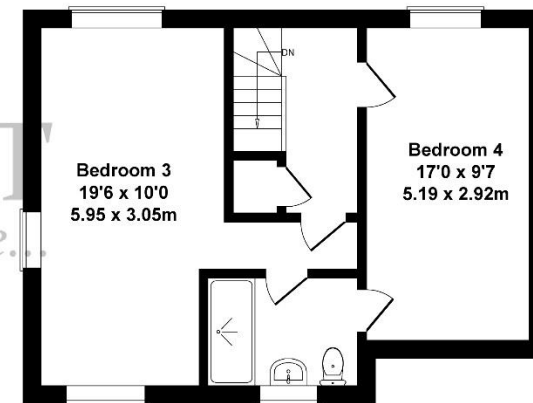




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area  
1830 sq ft - 170 sq m







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