











# 43 STONES DRIVE

RIPPONDEN | HX6 4NY

Located mid-way down this sought after development and enjoying far-reaching views, this deceptively spacious, detached family home enjoys far-reaching views over the Ryburn Valley and benefits from having easy level walking access to the centre of the village and the wonderful local walks, via Bar Lane.

The well-planned accommodation includes a spacious sitting room, recently fitted family room/dining kitchen, utility room, four bedrooms, four-piece bathroom, cloakroom and an integral single garage.

Outside is a block paved driveway providing parking and a fully-enclosed, low maintenance rear garden, an ideal outdoor entertaining and barbecue space.



## GROUND FLOOR

Entrance Hall  
Cloakroom / WC  
Sitting Room  
Utility Room  
Integral Double Garage

## LOWER GROUND FLOOR

Dining Kitchen

COUNCIL TAX BAND

D

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom

EPC RATING

C

### INTERNAL

The property is entered into a bright entrance hall with staircases leading to the lower and upper floors, and a recently updated cloakroom with WC and a wash basin housed in a vanity unit. Also, on this level is a utility room with sink, plumbing for a washing machine, space for a dryer and personal door into the integral garage.

A short flight of stairs leads down to the sitting room, a spacious reception room with two sets of windows affording views over the garden and valley beyond. A return staircase continues down to the fabulous dining kitchen that has a window overlooking the garden and French doors providing outdoor access. The kitchen area is fitted with a sleek range of base and wall units with granite worktops and a large central island; equipment includes an undermounted 1½ bowl sink, a double oven, induction hob, dishwasher, fridge, freezer and wine cooler. In addition there is useful understairs storage.

The four bedrooms are all located on the split level first floor. Bedroom 1 is particularly spacious and features French windows opening onto a Juliet balcony from where fabulous views can be enjoyed; bedroom 3 is currently utilised as a dressing room. The bedroom accommodation is complemented by a contemporary bathroom housing a four-piece suite comprising double ended free-standing bath, WC, shower cubicle and wash basin mounted in a vanity unit.

### EXTERNAL

To the front is a block paved driveway providing access to the integral garage and off-road parking. At the rear is a recently updated, sheltered stone-flagged garden, an ideal area for barbecues and al fresco dining.

### LOCATION

Stones Drive is a desirable residential cul-de-sac within one mile of the village centre of Ripponden and walking distance of schools. There is easy level pedestrian access from the bottom of Stones Drive onto Bar Lane and Oldham Road. Ripponden has excellent local amenities which include a village school, vet's practice, dental surgery, health centre with pharmacy and a selection of shops, bars and restaurants. There is a regular bus service nearby. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

### SERVICES

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

**TENURE** Freehold.

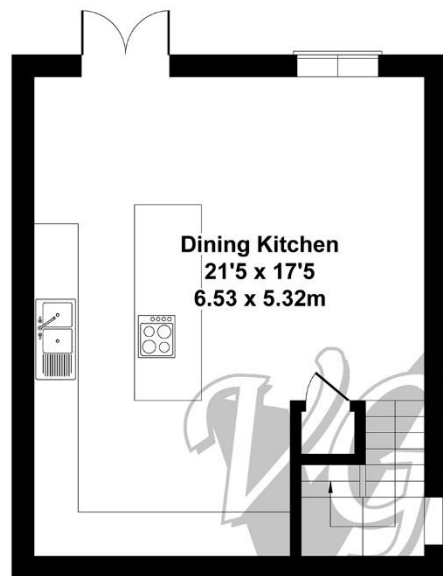
### DIRECTIONS

From Ripponden traffic lights take the Rochdale Road uphill passing the former Butchers Arms and the Rylands Park development. Stones Drive can be found on the left-hand side after Stones Church. Proceed downhill into the Stones Park part of the development and No.43 can be found on the left-hand side, on the right hand bend.

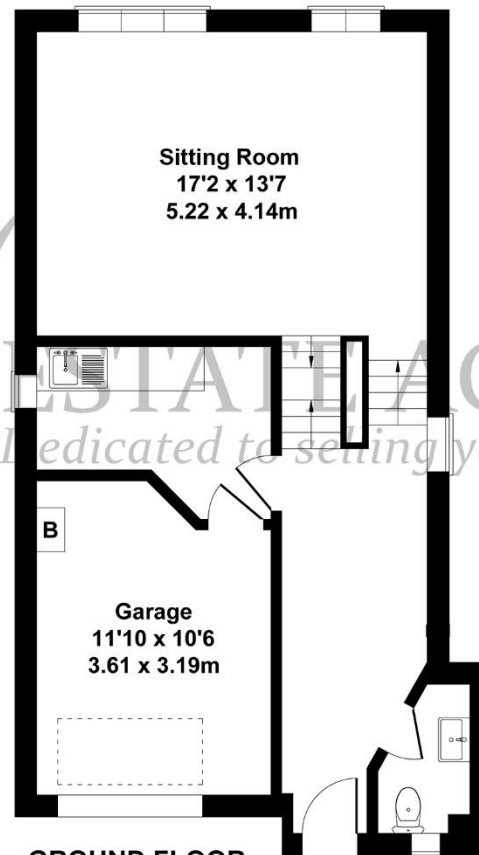




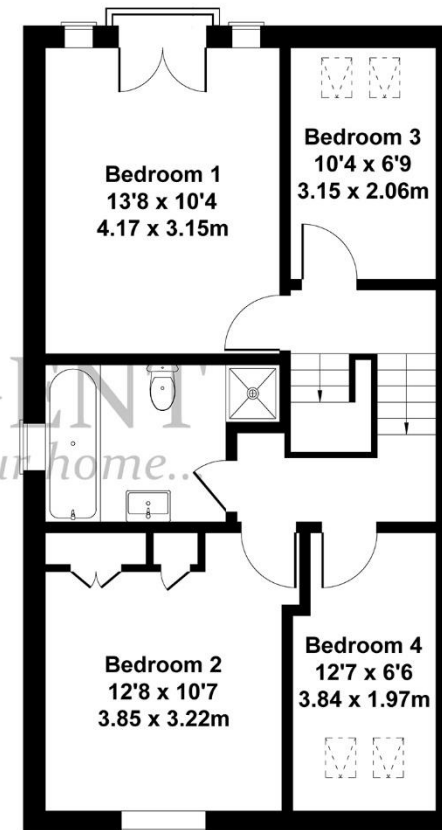
Approximate Gross Internal Area  
1582 sq ft - 147 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR







119a Halifax Road, Ripponden HX6 4DA  
 Tel: 01422 822277 Mobile: 07787 521045  
 E-mail: ripponden@houses.vg  
 www.houses.vg

#### IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

#### 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.