







294 SADDLEWORTH ROAD

GREETLAND | HX4 8NF

Located in sought-after Greetland, this exceptional detached home offers stylish and immaculately presented accommodation, arranged over two floors, perfect for family living. The property enjoys far reaching countryside views to the front, and abuts woodland to the rear

This spacious home features two receptions rooms and a stunning dining kitchen with huge island, roof lantern and direct garden access. There are four bedrooms complemented by an en-suite bathroom, a family shower room, a ground floor cloakroom, and well thought out storage throughout.

Externally the beautifully landscaped grounds include gated off road parking for two vehicles to the front, and a delightful rear garden with paved terrace, level lawn and timber shed.



GROUND FLOOR

Entrance Vestibule
Sitting Room
Playroom / Snug
Dining Kitchen
Side Entrance Hall / Boot Room
Cloakroom / WC
Utility Room

FIRST FLOOR

First Floor Landing
Bedroom 1
En-Suite Bathroom
Bedroom 2
Bedroom 3
Bedroom 4
Shower Room

COUNCIL TAX BAND

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EPC RATING

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INTERNAL NOTES

The property includes two reception rooms, both benefitting from a multi-fuel stove inset to a chimney breast, built in alcove storage, and wall mounted TV point.

The stunning dining kitchen benefits from direct access to the rear garden and a large roof lantern flooding the room with natural light. The kitchen houses stylish shaker style units, including two larder units with lighting, quartz worktops, and a huge island unit with seating for three. There is a Rangemaster stove with mirrored splashback and filter canopy above. Integrated appliances include a tall fridge, tall freezer and dishwasher.

Adjacent to the kitchen, is the side entrance/boot room (with built-in storage and bench), a two-piece cloakroom comprising Victorian style high level WC and wash basin, and a utility room with fitted units, worktops and sink to match the kitchen.

Stairs rise from the front entrance vestibule to the spacious first floor landing, which provides loft access and has a useful airing cupboard.

Bedroom 1 enjoys views over the rear garden, has a fitted wardrobe with lighting, and a four-piece bathroom comprising double-ended bath, large shower cubicle, wash basin and WC, with Victorian style tiling and window. There are three further bedrooms complemented by a three-piece shower room. Bedrooms 2 and 3 enjoy far-reaching views. In addition bedroom 3 benefits from large built-in wardrobes.

EXTERNAL

At the front is gated off road parking for two cars, large planted flowerbed, and stone steps leading to the front entrance. A pathway extended around to the side entrance, with bespoke fencing and laurel hedges, which extend along the length of the garden. The fully landscaped rear garden includes a paved terrace, with direct access from the kitchen, a level lawn and a large timber shed.

LOCATION

The property enjoys a convenient location in the sought after residential area of Greetland, within walking distance of Greetland Academy primary school. Nearby West Vale has excellent amenities including a doctor's surgery and pharmacy, two small supermarkets and a range of independent shops, bars and restaurants. There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There is a mainline railway station in nearby Sowerby Bridge.

SERVICES

All mains services. UPVC double glazing. Gas central heating with underfloor heating throughout the ground floor and in the en-suite bathroom. The boiler is located in the utility room.

TENURE

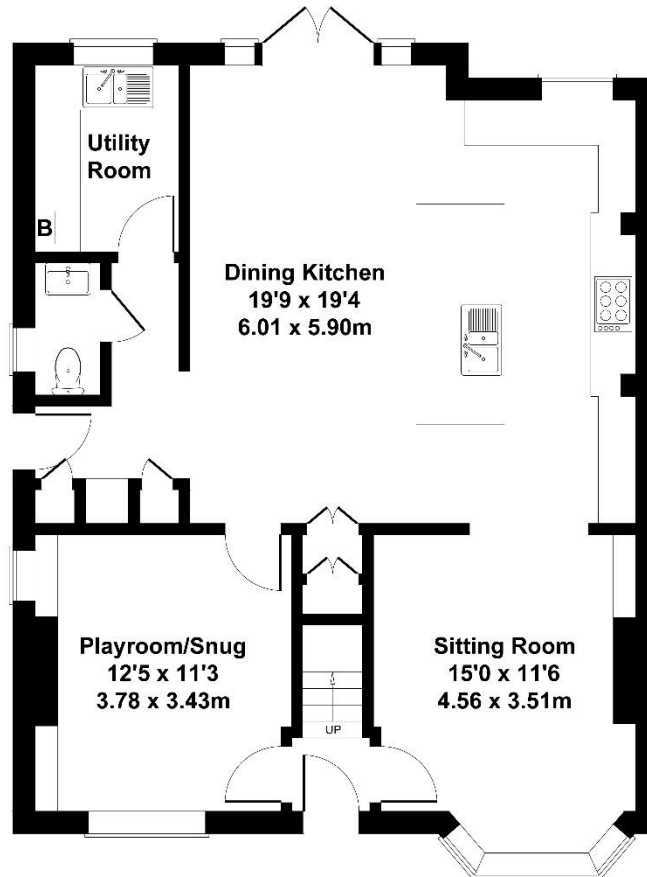
Freehold.

DIRECTIONS

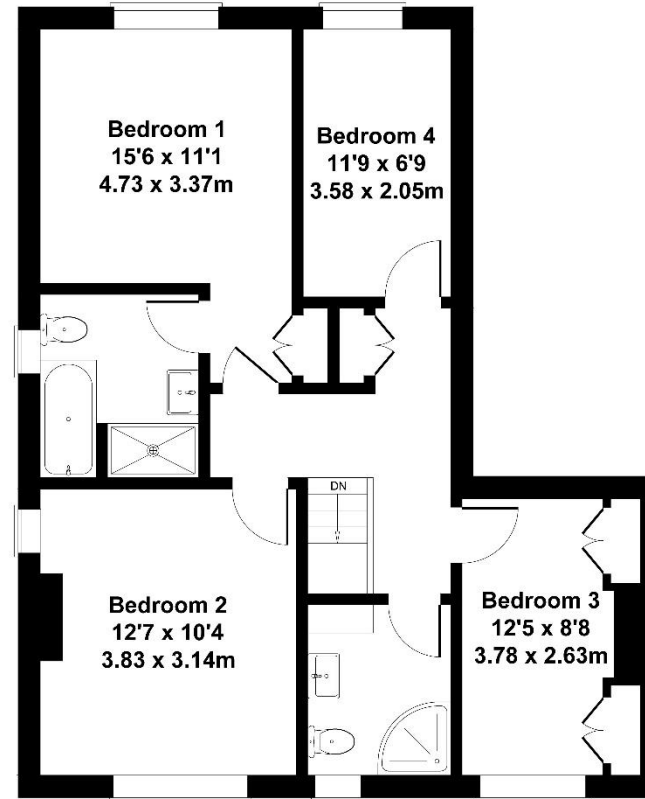
From Ripponden, take the B6113 Elland Road uphill and after passing The Fleece Inn on the left hand side, fork right into Barkisland. Proceed ahead at the first crossroads and left into Saddleworth Road at the second crossroads (Barkisland Post Office). Proceed along Saddleworth Road for approximately 1.5 miles - No.294 is located on the left, identified by our sale board.



Approximate Gross Internal Area
1550 sq ft - 144 sq m



GROUND FLOOR



FIRST 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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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.