







ELDWICK

KRUMLIN ROAD, BARKISLAND | HX4 OAX

Available with no onward chain this beautifully presented mid terrace house is situated in the sought after rural village of Krumlin on the outskirts of Barkisland and enjoys outstanding countryside views at the rear.

The current vendors have updated the property throughout and the immaculately presented accommodation, which is arranged over two levels, briefly comprises a superb kitchen / family room with bifold doors, sitting room, three bedrooms and a three-piece family bathroom.

Outside the property benefits from off-road parking for two vehicles and a fully enclosed garden to the rear comprising an elevated patio and level lawn abutting open fields.

GROUND FLOOR

Entrance Hall
Sitting Room
Kitchen / Family Room

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is accessed via a spacious entrance hall with staircase rising to the first floor and cupboard under the stairs housing the dryer.

The beautifully presented sitting room has a bay window and features an open fireplace with stone hearth housing a multi-fuel stove. The superb Kitchen / Family Room enjoys panoramic views from the bi-fold doors which open onto the patio and roof lights afford additional natural light. The kitchen area is fitted with a large range of base, wall and full height units and a central island houses an undermounted butler sink. There is a Rangemaster Stove with gas hob (available by separate negotiation) and extractor over, with integrated dishwasher, microwave, wine cooler and plumbing for a washing machine. There is space for an American-style fridge-freezer.

On the first floor there are three bedrooms, two well-proportioned doubles with fitted wardrobes complemented by a single bedroom. Completing the first-floor accommodation is the smart family bathroom housing a bath with shower over, WC and large wash basin housed in a vanity unit. Additional storage is provided in the boarded loft, accessed from the landing via a drop-down ladder.

EXTERNAL

To the front of the property is recently created driveway parking for two vehicles. To the rear is a spacious, fully enclosed garden abutting open fields and enjoying panoramic countryside views. The garden comprises an elevated, stone-flagged patio with glass balustrade and a level lawn, accessed from the patio via a flight of stone steps.

LOCATION

Eldwick is located in the popular hamlet of Krumlin, just a 2-minute drive from Barkisland village centre which has amenities including an excellent primary school, a post office/general store, and village pub. The more extensive amenities of Ripponden are only a further 5-minute drive, offering a wider array of shops, restaurants and a health centre.

There is a regular bus service and the M62 is within a 20-minute drive, providing excellent commuter links and there are mainline railway stations at Sowerby Bridge and Littleborough connecting to Manchester, Leeds and beyond.

SFRVICES

All mains services. Gas central heating with boiler located in the kitchen.

TENURE Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill and after passing The Fleece pub, bear right towards Barkisland. At the first major crossroads turn right and go past the cricket club. Proceed straight ahead at the crossroads and continue along Scammonden Road into Krumlin. Eldwick is located in the third row of cottages on the left, identified by our For Sale board.





Approximate Gross Internal Area 1173 sq ft - 109 sq m Kitchen / Family Room 20'5 x 16'10 6.23 x 5.13m В Bedroom 1 13'0 x 12'0 3.97 x 3.66m С Bedroom 2 **Sitting Room** 13'0 x 12'10 15'1 x 13'0 **Bedroom 3** 3.95 x 3.90m 4.60 x 3.99m 8'4 x 6'4 2.55 x 1.94m

FIRST FLOOR

GROUND FLOOR

















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