







ELDWICK

KRUMLIN ROAD, BARKISLAND | HX4 0AX

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.

SERVICES

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

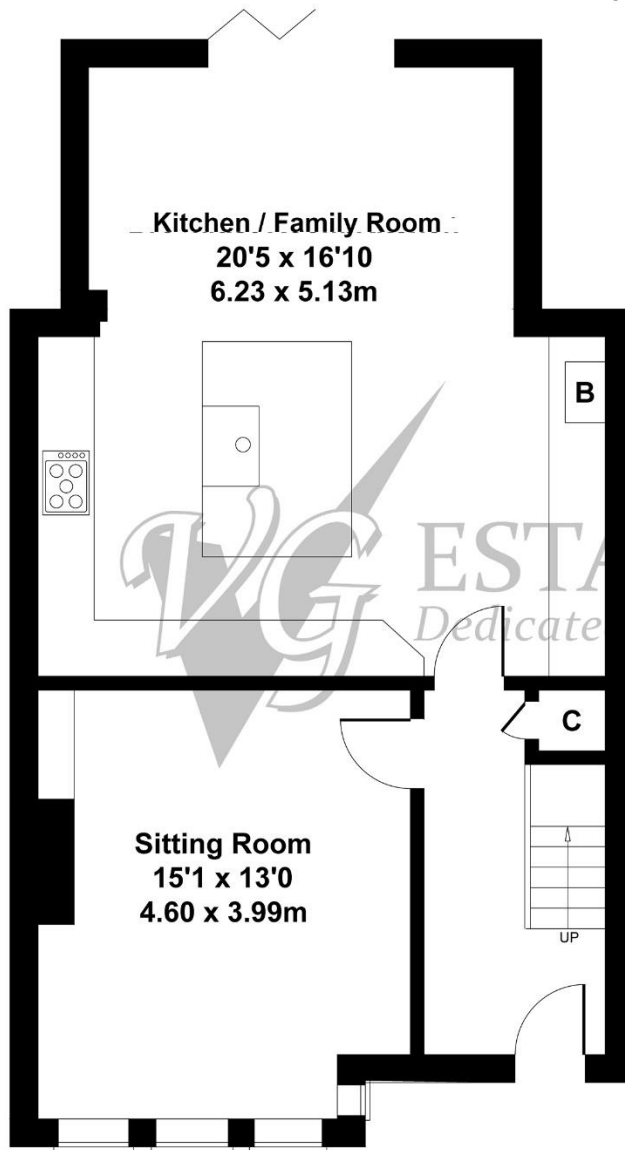
TENURE Freehold.

DIRECTIONS

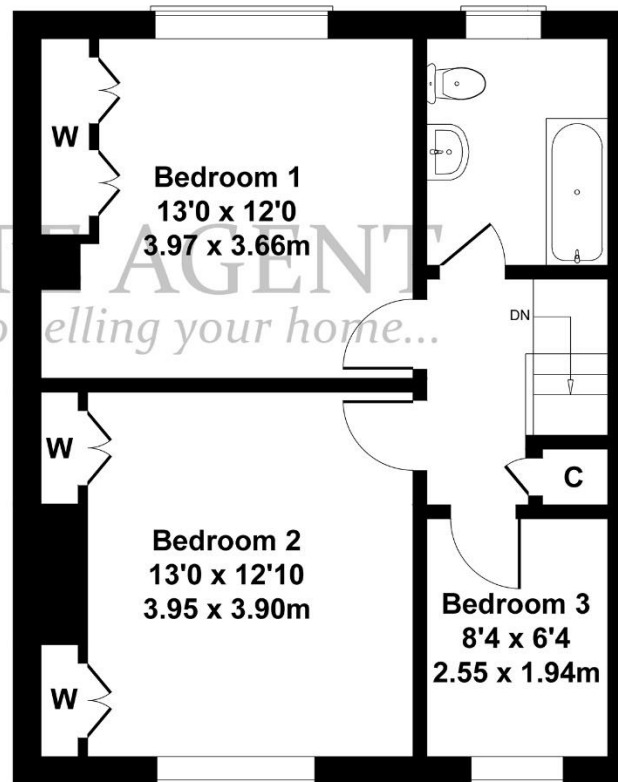
From Ripponden take the Elland Road uphill and after passing The Fleece pub, bear right towards Barkisland. At the first major crossroads turn right and go past the cricket club. Proceed straight ahead at the crossroads and continue along Scammonden Road into Krumlin. Eldwick is located in the third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



Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR



FIRST FLOOR





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