



WAINHOUSE
PROPERTIES



12 RYLANDS PARK RIPPONDEN

£499,950
FREEHOLD

Situated in this highly desirable area is this stunning five bedroomed detached property offering attractive modern living accommodation which is set over 3 floors and comprising of three reception rooms, spacious modern kitchen diner. Five double bedrooms, family bathroom, shower room and en-suite with utility room, study, double integral garage and large landscaped gardens.

The property is ideal for a growing family with the option to be flexible with the layout. The downstairs level could be used as self contained living accommodation if required.

The property provides excellent access to local amenities, including fantastic schools as well as easy access to the motorway. Early appointment to view is essential.



• LARGE DETACHED FAMILY HOME • FIVE DOUBLE BEDROOMS • INTEGRAL DOUBLE GARAGE & OFF-ROAD PARKING • UTILITY ROOM & STUDY • THREE SPACIOUS RECEPTION ROOMS • QUALITY FIXTURES AND FITTINGS THROUGHOUT

Entrance Hall

Spacious entrance hallway with staircase to the first floor living area, access door to the side and door to:

Double Garage

With up & over access doors. electric points and ample storage space.

Shower Room

Modern suite with automatic lighting, WC, basin with cupboard under, Fitted wall mirror with lighting and radio and shower cubical.

Bedroom 5

Currently used as a gym with double glazed window to the front and radiator.

Utility Room

Fitted cupboards to one wall with stainless steel sink and drainer. Plumbing for a washing machine and space for a dryer.

First floor landing

With staircase leading to the second floor and door to:

Kitchen

Spacious Kitchen with white high gloss fitted units with integrated dishwasher, microwave, electric range oven with gas hob and extractor fan. Space for a fridge freezer, integrated bin storage, two double glazed windows to the front and radiator.

Study

Accessed via an open doorway from the kitchen currently used as an office with fitted shelving and radiator, a further open doorway leads to:

Sitting Room

With French doors leading to the rear garden and bespoke fitted shutter. Contemporary multi fuel burning stove.

Dining Room

Currently used as a living room with double glazed window to the front offering far reaching views, opening through to the:

Living Room

Spacious, light room with double French doors leading to the rear garden. Further double glazed window and radiator.

Second Floor landing

Spacious landing with loft access point which has a drop down ladder, radiator and door leading to:

Master Suite

Spacious master bedroom with double glazed window to the front, fitted wardrobe with sliding mirrored doors, radiator and door leading to:

En-suite

With automatic lighting, WC, wash basin with



• ENCLOSED LANDSCAPED TIERED GARDEN • FAR REACING VIEWS • BATHROOM, SHOWER ROOM & EN-SUITE • POTENTIAL TO INCLUDE SOME FURNISHINGS.

cupboard under, corner shower cubical, chrome heated towel rail and fitted mirror with lighting.

Bedroom 2

Double bedroom with double glazed window overlooking the rear garden, radiator and freestanding double wardrobe.

Bedroom 3

Double room with double glazed window to the front and radiator

Bedroom 4

Double room with double glazed window overlooking the rear garden and radiator.

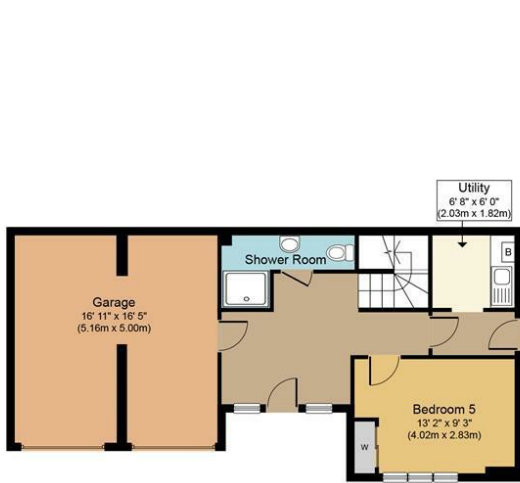
Bathroom

Fully tiled house bathroom with WC, wash basin and bath with shower overhead. Frosted double glazed window and chrome heated towel rail.

External

The property has a driveway to the front for two cars, lawned garden and gated access to the side which provides a graveled area and bin storage. To the rear there is a two tiered garden, patio area and outdoor shed on a concrete base. Externally the property also benefits from outside lighting, outdoor tap and fruit trees. There is an Ohm electric point situated outside the double garage.

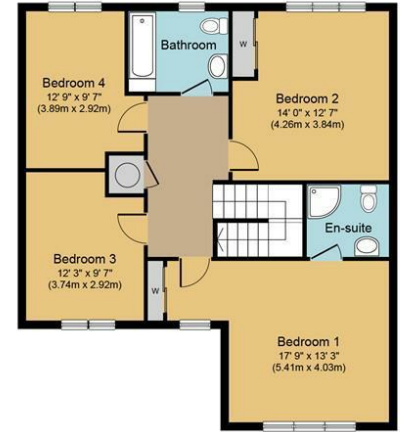




Ground Floor
Approximate Floor Area
684 sq. ft.
(63.5 sq. m.)



First Floor
Approximate Floor Area
851 sq. ft.
(79.0 sq. m.)

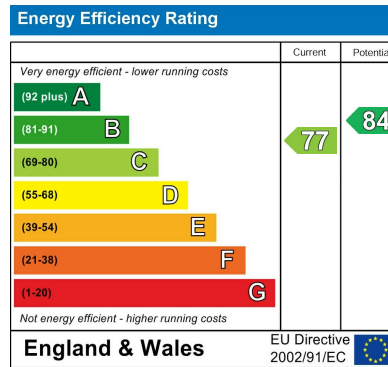


Second Floor
Approximate Floor Area
851 sq. ft.
(79.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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