







10 SOYLAND TOWN ROAD

SOYLAND | HX6 4NB

Standing within a mature garden plot and enjoying far-reaching views across the surrounding countryside, this beautifully presented home has been recently updated to a high standard. At the heart of the property is a spacious dining kitchen featuring a large central island with seating for four, complemented by stylish herringbone flooring which continues through into the sitting room.

The property also offers potential for extension, subject to the necessary planning permissions, creating an exciting opportunity to develop a substantial family home in a desirable rural setting.

Outside, the gardens extend to three sides of the property and include a level lawn seating area, and attractive planted beds. There is also block-paved off-road parking together with a timber shed/garage providing useful storage or workshop space.



GROUND FLOOR

Entrance Porch / Home Office
Sitting Room
Dining Kitchen
Utility Room / WC

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom

EXTERNAL

Timber Shed / Garage

COUNCIL TAX BAND

B

EPC RATING

E

INTERNAL

The property is entered via an good-sized entrance porch, currently utilised as a useful home office space with outlooks over the garden.

The dual-aspect sitting room enjoys far-reaching countryside views. Stylish herringbone flooring flows through into the impressive dining kitchen, which has been recently updated to include a range of stylish shaker-style units, a butler sink, two electric ovens, and a five-burner gas hob with extractor canopy above. Integrated appliances include a larder fridge, under-counter freezer, and dishwasher. There is a useful larder cupboard and a large central island with seating for four. The separate utility room/WC provides additional practicality with plumbing for a washing machine, space for a tumble dryer, a WC, and wash basin.

To the first floor are three well-proportioned bedrooms, all enjoying pleasant outlooks, together with a spacious family bathroom fitted with a four-piece suite comprising large shower cubicle, bath, and vanity unit incorporating a concealed-cistern WC and wash basin.

EXTERNAL

The mature gardens extend around three sides of the property and abut open fields, affording uninterrupted rural views across the surrounding countryside and the Ryburn Valley beyond. Fully enclosed and well maintained, the gardens feature a block-paved driveway providing off-road parking and access to the timber shed/garage, a level lawn, mature flower beds, and a delightful raised seating area perfectly positioned to enjoy the peaceful setting and views.

LOCATION

Soyland is located on the hillside just above Ripponden within one mile of the excellent village amenities which include schools, a health centre, dentist, veterinary practice, library and a selection of shops, pubs and restaurants.

There is a regular bus service and mainline railway stations in the nearby towns of Sowerby Bridge and Littleborough. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester.

SERVICES

All mains services. Gas central heating with a new boiler located in the utility room. The ground floor benefits from underfloor heating, while additional recent improvements include newly installed windows, and a new consumer unit.

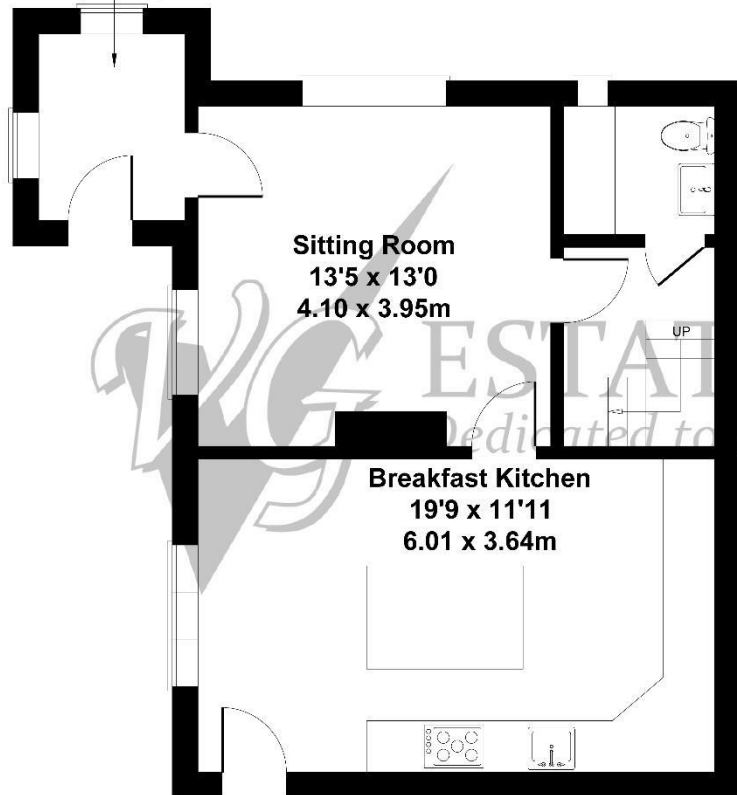
TENURE

Freehold

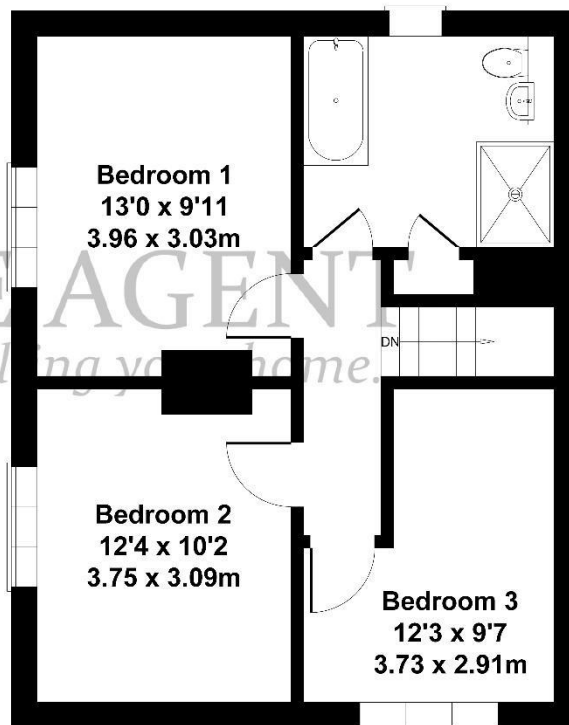


Porch/Office
7'1 x 5'7
2.16 x 1.70m

Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR



FIRST FLOOR



