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# 10 PEMBERLEY COURT

RIPPONDEN | HX6 4JF

Located on a quiet cul-de-sac within the popular residential development of Rylands Park, this end townhouse offers spacious and well-presented accommodation, arranged over three floors allowing for flexibility of use.

There is off road parking for 2 cars plus an integral garage. At the rear of the property is a level lawn garden with stone flagged patio enjoying far-reaching views.

## LOWER GROUND FLOOR

Entrance Hall
Bedroom 4 / Study
Cloakroom / WC
Integral Garage

## GROUND FLOOR

Sitting Room
Dining Kitchen
Utility Room

## FIRST FLOOR

Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
House Bathroom

## COUNCIL TAX

D

## EPC RATING

C

## INTERNAL NOTES

The well-proportioned living accommodation on the first floor includes a sitting room with Juliet balcony affording open views across the countryside and an open plan dining kitchen with a separate utility room with direct access to the garden.

The fitted kitchen is equipped with a double electric oven with five-ring gas hob and filter canopy above, integrated dishwasher and space for a fridge freezer. The utility room houses a range of base and wall units, stainless steel sink, space for dryer and plumbing for a washing machine.

The ground floor accommodation comprises a fourth bedroom which is presently used as a study, cloakroom / WC and access to the integral garage.

Upstairs, the three good-sized bedrooms are complemented by a stylish en-suite shower room to the master bedroom, comprising large shower cubicle, WC and wash hand basin, and family bathroom comprising a bath with shower over and glass shower screen, wash hand basin and WC. Complemented by a large storage cupboard on the landing.

## EXTERNAL

Outside, to the front of the property, there is off road parking for three vehicles and access to the garage. To the rear of the property is a large level garden with stone-flagged patio and lawn.

## LOCATION

Rylands Park is located within one mile of the village of Ripponden, which has excellent local amenities to include a school, health centre, shops, pubs and restaurants. There is a regular bus service and the M62 motorway (J22 & J24) is within 10 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

## SERVICES

All mains services. Gas central heating. UPVC double glazing.

## TENURE

Freehold.

## DIRECTIONS

From Ripponden take the Rochdale Road and continue uphill, past The Butchers Arms and turn left into Rylands Park. Proceed towards the bottom of Rylands Park and Pemberley Court can be found on the right hand side. The property can be found on the right hand side.





Approximate Gross Internal Area
1452 sq ft - 135 sq m




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