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# 1 WOODEND COTTAGES

BRANCH ROAD | BARKISLAND | HX4 0AA

This beautifully presented end-terrace cottage occupies a delightful rural position adjoining open fields and enjoying countryside views.

The property offers stylish accommodation including a well-planned kitchen with updated tiling and flooring, and a sitting room with wood-burning stove, enhanced by bespoke paneling and fitted alcove shelving and storage. A useful utility porch and cloakroom/WC complete the ground floor.

To the upper floors are three bedrooms, including a double bedroom with en-suite and an en-suite attic bedroom. The family bathroom has been recently updated and features a freestanding bath and walk-in rainfall shower.

Externally, the property is approached via gated off-road parking. To the side is a particularly attractive landscaped garden, designed to provide a private and inviting outdoor space. It features seating /dining areas, mature planting, timber shed and a charming pagoda.



## GROUND FLOOR

Entrance Porch  
Sitting Room  
Dining Kitchen  
Side Entrance / Utility  
Cloakroom

## SECOND FLOOR

Bedroom 2  
En-suite Shower Room

## FIRST FLOOR

Bedroom 1  
En-Suite Shower Room  
Bedroom 3  
Family Bathroom

## COUNCIL TAX

C

## EPC RATING

D

### INTERNAL

The property is accessed via a front porch, leading through to the sitting room; a generous and characterful space featuring a wood-burning stove set within an attractive fireplace, bespoke wall panelling, and fitted alcove shelving and storage.

A door leads through to the stylish dining kitchen, which has been recently refreshed, retaining the hand-painted units with updated hardware, tiling and flooring, creating a bright and contemporary feel. It offers a range of fitted units with work surfaces, a Smeg range cooker with induction hob and filter canopy over, an integrated washer/dryer, space for a fridge freezer, and useful understairs storage.

A side entrance/utility porch provides additional external access, as well as access to a useful cloakroom/WC.

On the upper floors, the property offers three bedrooms arranged over two levels. The first floor includes a double bedroom with en-suite, alongside the beautifully refitted family bathroom, which features a freestanding bath, walk-in rainfall shower, wall-hung vanity unit and WC. The top floor provides an additional spacious bedroom with en-suite facilities and pleasant rural outlooks.

### EXTERNAL

The property is accessed via gates leading to generous parking, and is bordered by drystone walling and wrought iron fencing. A timber fence with pedestrian gate separates the parking area from the garden.

The attractive landscaped garden features natural stone paving, with a cobbled pathway leading to the timber shed. Mature planted beds provide colour and interest throughout the year, while a feature stone BBQ area and timber pagoda create ideal spaces for outdoor dining and entertaining. The pagoda sits on a circular cobbled patio, providing a sheltered seating area.

### LOCATION

Barkisland offers a good range of local amenities including a village school, post office and village store, farm shop, church, cricket club and two pubs. Ripponden and West Vale are just a short drive away and provide further facilities including a health centre, dental surgery, veterinary practice and small supermarkets.

The area benefits from a regular bus service and strong road links to the M62 (around 10 minutes' drive), providing convenient access to Leeds and Manchester. Sowerby Bridge railway station offers mainline connections.

### SERVICES

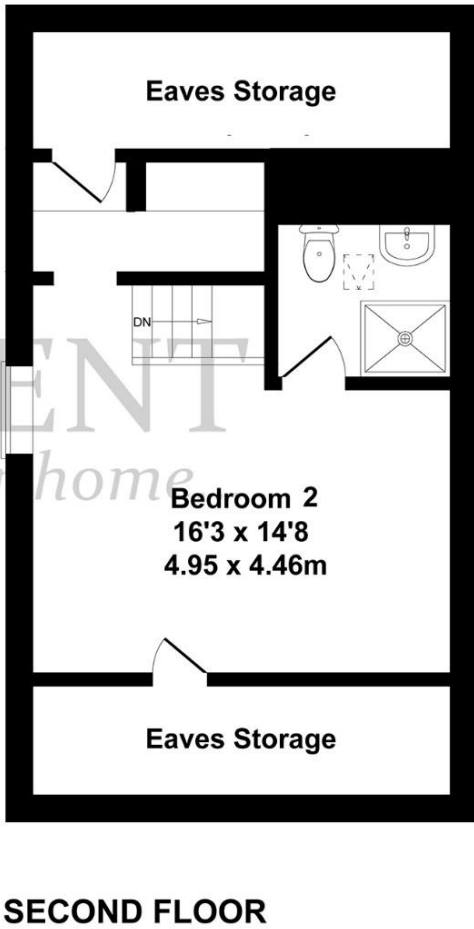
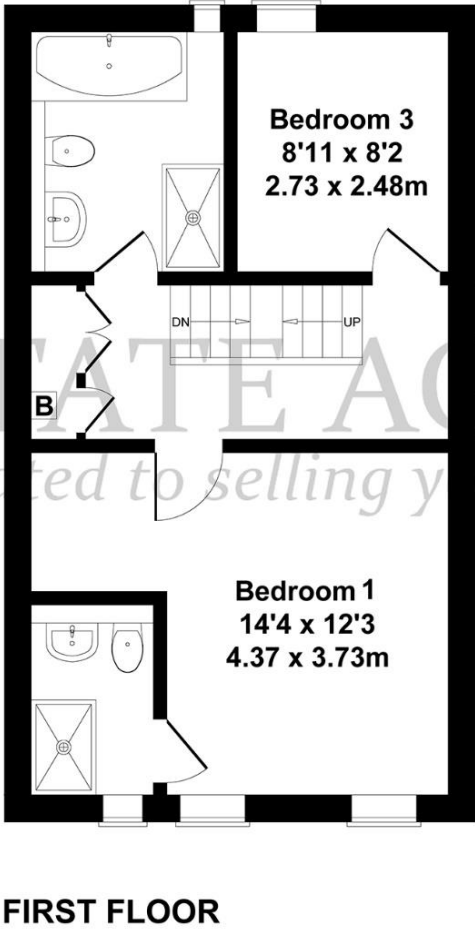
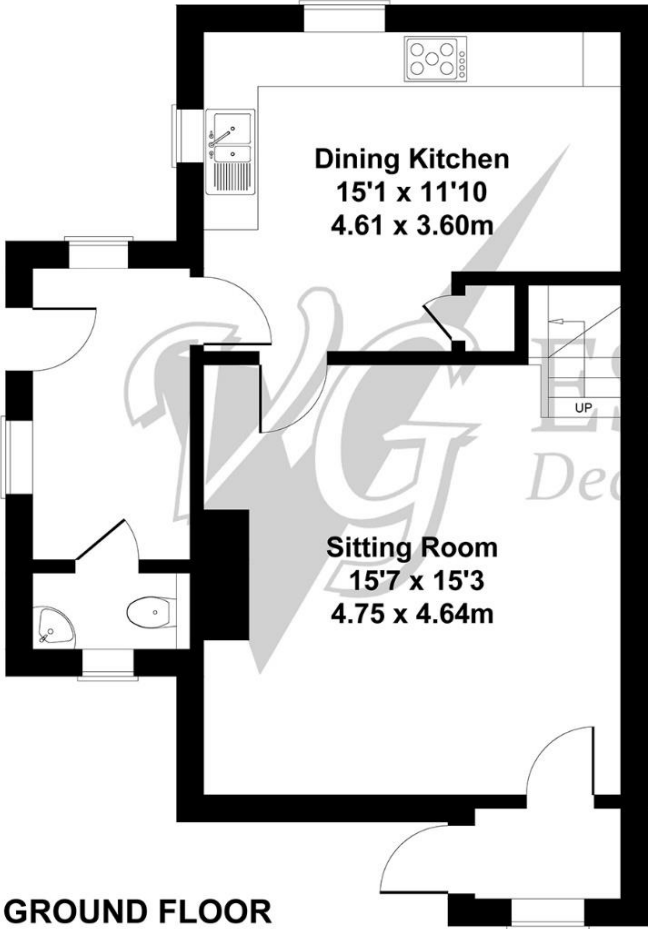
All mains services, gas central heating (boiler located in cupboard on landing). The parking area features an Electric Vehicle charger.

### DIRECTIONS

From Ripponden, turn onto Elland Road and continue uphill past The Fleece Inn. Take the next right towards Barkisland. Continue straight on at the crossroads and turn left onto Saddleworth Road at the second crossroads (opposite the Post Office). Continue for approximately  $\frac{3}{4}$  mile and take the first right into Branch Road. Follow the road and turn right up to Woodend Cottages, as indicated by our For Sale board. Continue past the cottages and through the gates; Number 1 is located at the far end of the row.



Approximate Gross Internal Area  
1206 sq ft - 112 sq m  
(Excluding Eaves Storage)





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**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.