





# 7 UPPER BANK HOUSES

BARKISLAND | HX4 9PT

Tucked away from the road within a sought-after conservation area, this terraced home enjoys a peaceful setting with delightful rural views. Arranged over three floors, the property offers spacious accommodation throughout, complemented by off-road parking, outdoor seating areas and a pleasant semi-rural position close to the popular village of Barkisland.

The accommodation is thoughtfully laid out with a generous dining kitchen occupying the ground floor, creating a welcoming heart to the home. To the first floor is a spacious living room enjoying an abundance of natural light, while the second floor hosts two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a private seating area, parking for two vehicles, a shared grassed banking to the front.



## GROUND FLOOR

Dining Kitchen  
Cloakroom

## FIRST FLOOR

Living Room

## SECOND FLOOR

Bedroom 1  
Bedroom 2  
House Bathroom

## COUNCIL TAX BAND

A

## EPC RATING

D (Expired)

### INTERNAL

The property is entered via a spacious dining kitchen, fitted with a range of cream-fronted units complemented by butcher's block-effect work surfaces and a traditional Belfast sink. Integrated cooking facilities include a double electric oven with electric hob, whilst there is plumbing for a washing machine and space for a freestanding fridge freezer. The room offers ample space for dining and serves as a practical and sociable living area. A useful cloakroom fitted with a WC and wash basin completes the ground floor accommodation.

Occupying the first floor is a particularly generous living room, offering excellent flexibility for both seating and dining or study areas. Two large windows flood the room with natural light and frame attractive views across the surrounding countryside.

To the second floor are two spacious double bedrooms. Bedroom 1 is both light and airy benefits from extensive views across the valley. Both bedrooms are served by a family bathroom fitted with a three-piece suite comprising a bath with shower over, WC and corner wash hand basin.

### EXTERNAL

Outside, there is off-road parking for two vehicles together with a share of the grassed banking opposite. To the rear, accessed via the 2<sup>nd</sup> bedroom, a further outdoor area offers additional space and enjoys the property's pleasant surroundings.

### LOCATION

Upper Bank Houses is situated close to the highly regarded village of Barkisland, which offers a range of everyday amenities including a village shop and post office, popular pubs, cricket club and well-regarded primary school. The property is conveniently located within approximately ten minutes of Junctions 22 and 24 of the M62, providing excellent commuter links to Leeds, Bradford and Manchester.

### SERVICES

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

### TENURE

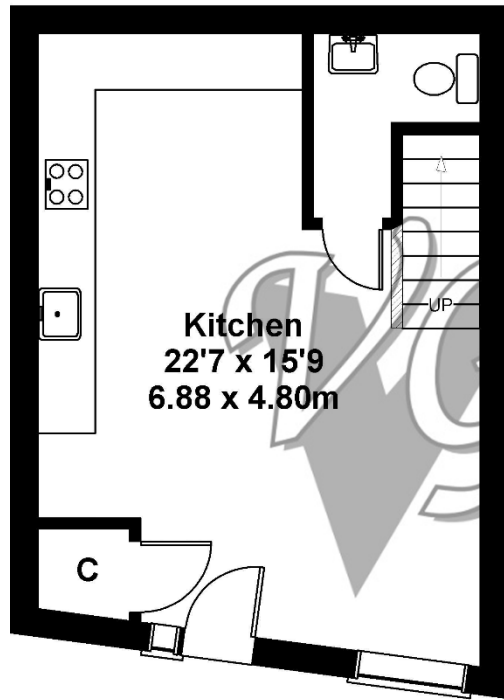
Freehold.

### DIRECTIONS

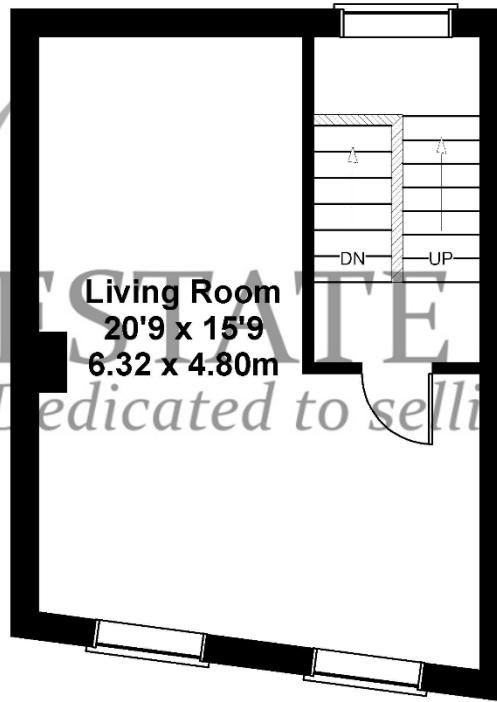
From Ripponden, proceed along Elland Road uphill and, after passing The Fleece Inn on the left, bear right towards Barkisland. Continue through the village, passing the post office on the right, cross the junction onto Stainland Road. Continue downhill past The Griffin and Barkisland Mill, then take the next left into Lower and Upper Bank Houses. Follow the road around to the right where the property can be found.



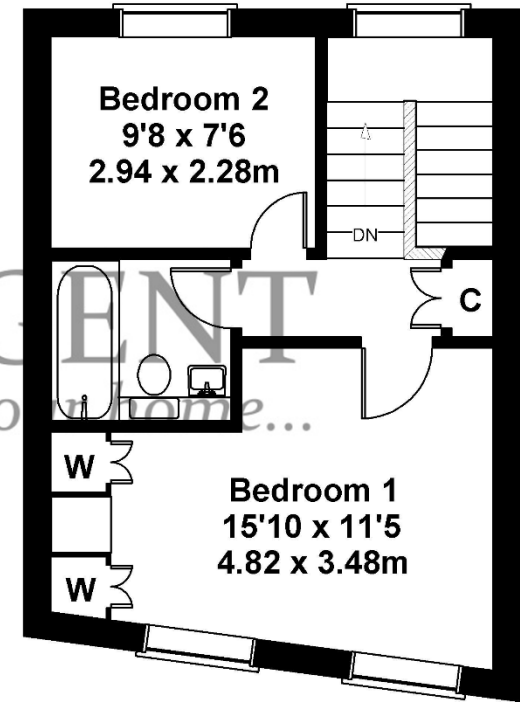
Approximate gross internal area  
1,018 sq ft - 96 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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