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24 GREENSIDE GARDENS

FRIENDLY | HX6 2UP

An impressive contemporary family home offering generous living space, versatile accommodation and a sought-after village setting.

Arranged over four levels and extending to over 2,000 sq ft, the beautifully presented accommodation centres around a stunning open-plan living dining kitchen with central island and direct access to the south-facing garden. The property also features a spacious sitting room, utility room, home office, four double bedrooms, three bath/shower rooms and a superb principal suite occupying the entire top floor with dressing room and luxurious en-suite bathroom.

The property will appeal to families and professional buyers alike, particularly those seeking a stylish and well-connected home with flexible living space, ample parking and excellent access to local amenities, railway stations, the surrounding countryside and the wider motorway network via Junction 24 of the M62.



GROUND FLOOR

Entrance Hall
Office & Store Room (Former
Garage)
Bedroom 2
En-Suite Shower Room

LOWER GROUND FLOOR

Bedroom 3
En-Suite Shower Room
Bedroom 4
House Bathroom

FIRST FLOOR

Bedroom 1
Dressing Room
En-Suite Bathroom

GARDEN FLOOR

Sitting Room
Living Dining Kitchen
Utility

COUNCIL TAX BAND

E

EPC RATING

TBC

INTERNAL

Designed around modern family living, the impressive open-plan living dining kitchen extending to over 28 feet in length. Fitted with a range of cream high-gloss units complemented by contrasting work surfaces, the kitchen incorporates a central island and integrated appliances including a fridge freezer, dishwasher, double oven, microwave and five-ring gas hob. The space provides ample room for dining and informal seating, whilst a spacious sitting room provides a separate reception space. Both the kitchen and sitting room provide access to the south-facing garden, ideal for both everyday living and entertaining.

The accommodation is arranged over four levels, creating a versatile and well-balanced layout. The principal suite occupies the entire uppermost floor and comprises a generous double bedroom, dressing room and a luxurious four-piece en-suite bathroom featuring a freestanding bath, separate shower enclosure, wash hand basin and WC.

There are three further double bedrooms arranged across the lower floors. Bedrooms 2 and 3 both benefit from en-suite shower rooms and walk-in wardrobes, whilst Bedroom 4 enjoys access to a balcony overlooking the garden. These rooms are served by a stylish family bathroom.

The former garage has been thoughtfully converted to provide a home office together with a large store / boot room, offering excellent flexibility for those working from home, although the space could be reinstated as a garage if required.

EXTERNAL

To the front of the property is a driveway providing off-road parking for up to four vehicles.

To the rear is a fully enclosed south-facing patio garden, enjoying a private setting and accessed directly from the open-plan living dining kitchen, sitting room and hallway. External water tap.

LOCATION

Friendly is conveniently situated between Sowerby Bridge and Luddendenfoot, within a few minutes' drive of local railway stations providing services to Leeds and Manchester, whilst Junction 24 of the M62 is approximately 20 minutes away. The popular market town of Hebden Bridge is within a 10-minute drive and the area is well served by a village school and regular bus services to both Halifax and Hebden Bridge.

SERVICES

All mains services. UPVC double glazing and gas central heating.

TENURE

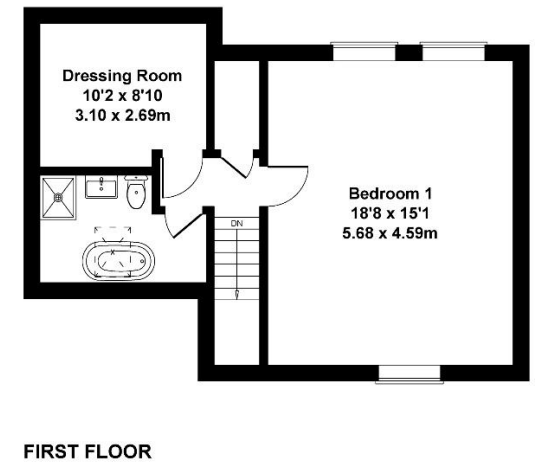
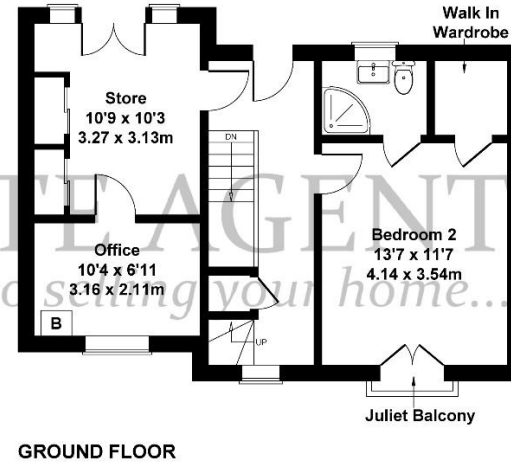
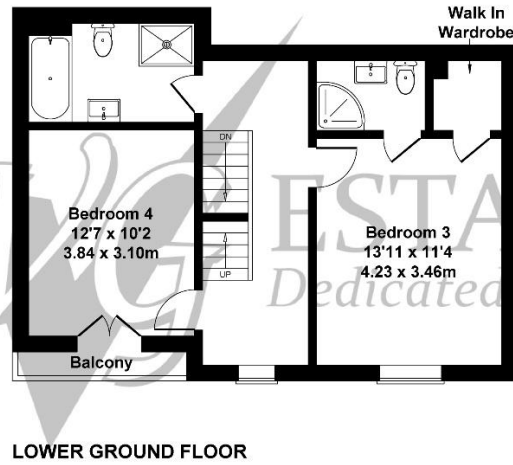
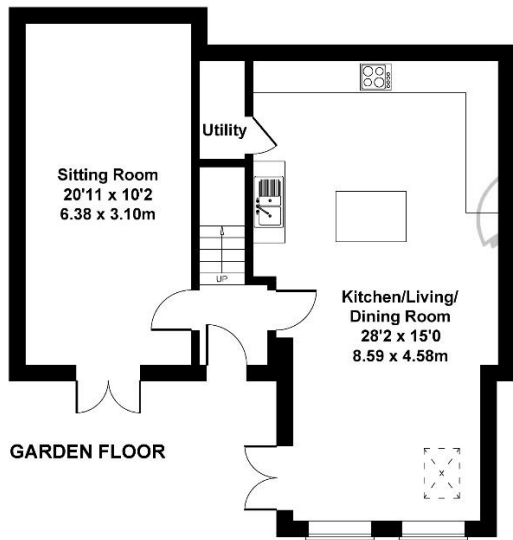
Freehold.

DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and proceed to the traffic lights in the town centre, turning left onto Tuel Lane. At the top of Tuel Lane turn left onto Burnley Road. Continue past Friendly Avenue and Water Hill Lane and take the next left into Greenside Gardens. The property can be found on the right-hand side.



Approximate Gross Internal Area
2271 sq ft - 211 sq m





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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.