

Stones Drive, Sowerby Bridge, HX6 4NY

£425,000

Edkins & Holmes
ESTATE AGENTS

A spacious and well-presented four-bedroom detached family home, enjoying a pleasant position within the sought-after Stones Drive development in Ripponden, with attractive views across the surrounding Ryburn Valley.

The property offers generously proportioned accommodation arranged over split levels, creating an interesting and versatile layout ideally suited to modern family living. At the heart of the home is the stylish dining kitchen, fitted with a contemporary range of units and a large central island, with French doors providing direct access to the rear garden. A spacious separate lounge provides an excellent additional reception space, while a useful utility room and cloakroom/WC complete the principal living accommodation.

To the upper floor are four well-proportioned bedrooms, with the principal bedroom benefiting from French doors opening to a Juliet balcony and taking advantage of the far-reaching views. The bedrooms are served by a contemporary four-piece family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking, together with an integral garage. To the rear is an enclosed, low-maintenance stone-flagged garden, providing an ideal space for outdoor dining and entertaining.

Stones Drive is conveniently placed for the centre of Ripponden, with its excellent range of independent shops, bars, restaurants and everyday amenities, while the M62 motorway network provides convenient access towards both Leeds and Manchester.







Ground Floor:

Entrance Hall
Designer radiator. UPVC double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Chrome towel radiator. UPVC double glazed window to front elevation.

Utility Room
Access to integrated garage. Base units. Stainless steel sink. Plumbing for washing machine. UPVC double glazed window to side elevation.

Lounge
Two radiators. Two UPVC double glazed windows to rear elevation.

Lower Ground Floor:

Living / Dining Kitchen
Fitted kitchen with wall and base units. Undercounter sink. Boiling water tap. Two electric eye level ovens. Large island. Induction hob with integrated down draft extractor. Integrated dishwasher. Integrated fridge / freezer. Integrated wine fridge. Storage cupboard. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear elevation.

First Floor:

Bedroom One
Wall panelling. Wooden floor. Radiator. UPVC double glazed French doors with Juliet balcony to rear elevation.

Bedroom Four
Currently utilised as a dressing room. Wooden floor. Radiator. Two Velux.

Landing
Access to loft.

Bedroom Two
Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three
Radiator. Two Velux.

Bathroom
Wash hand basin. Low flush W.C. Freestanding bath with mixer taps. Walk-in rainfall shower. Partially tiled. Designer radiator. UPVC double glazed window to side elevation.

Garage 13'3" x 10'5" (4.062 x 3.192)
Electric roller doors. Power. Light. Boiler.

Parking
Block paved driveway with parking for three cars.

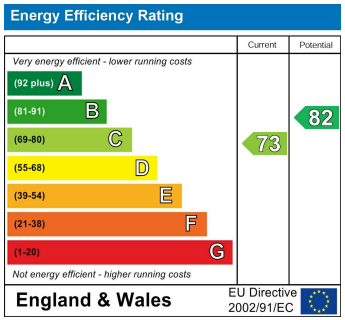
Rear Garden
Enclosed patio garden.

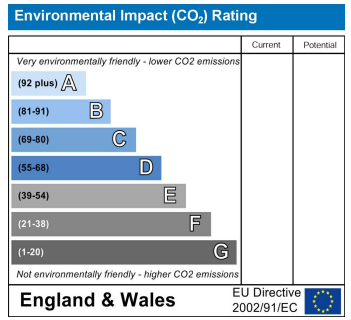
Council Tax Band
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Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
soggy.rooster.transcribes

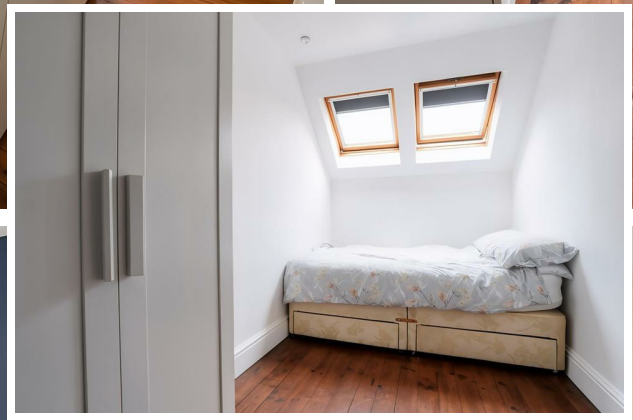
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We are not a member of a client money protection scheme.











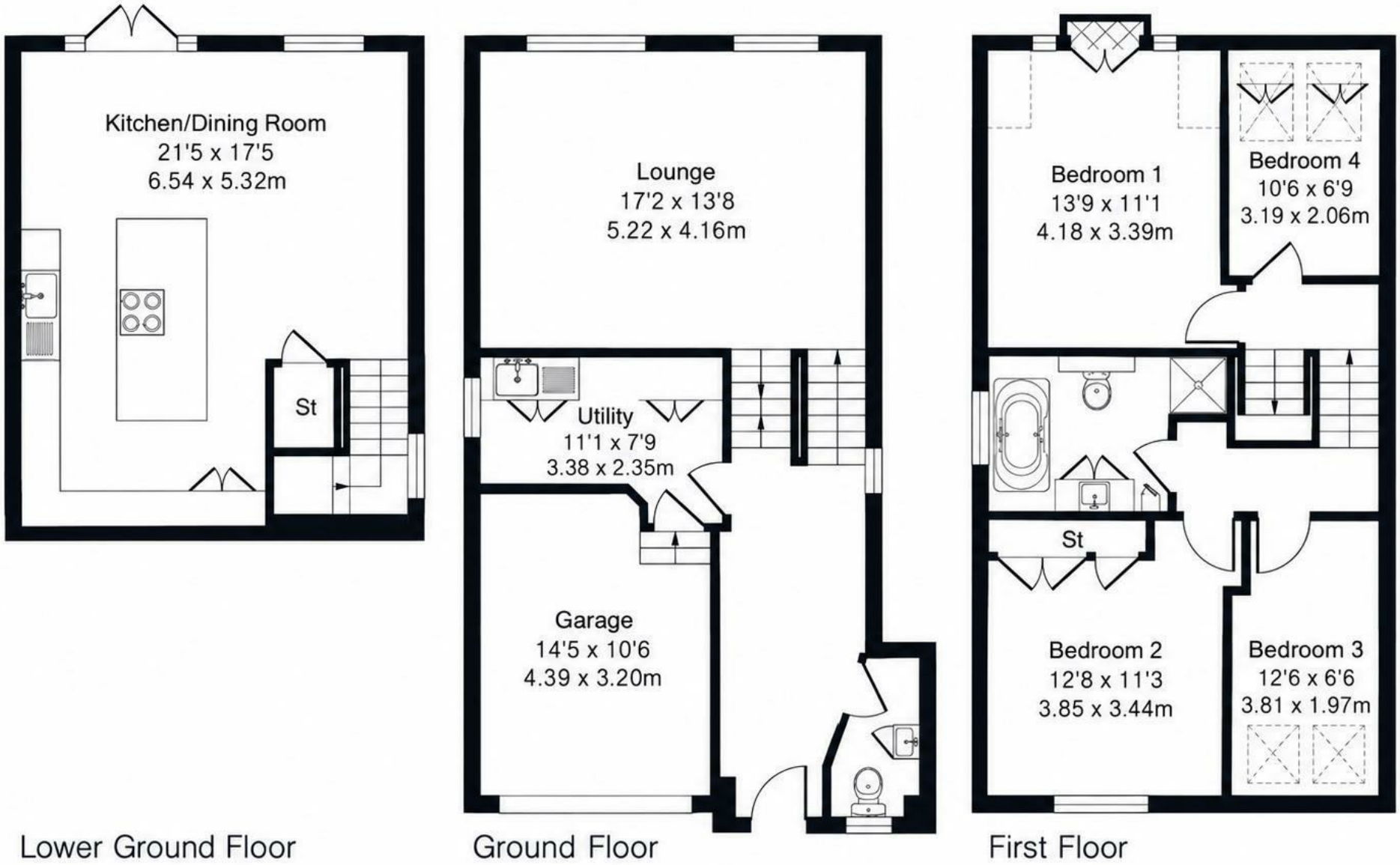






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Lower Ground Floor

Ground Floor

First Floor

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