

VG ESTATE AGENT
Dedicated to selling your home...







24 GREEN LANE

TRIMMINGHAM | HX2 7JJ

This beautiful five-bedroom detached home is set within mature, south-facing gardens, tucked away in a highly sought-after and convenient residential location.

Commanding far-reaching panoramic views, the property offers substantial and immaculately presented family accommodation, where period character features are complemented by the comfort, quality, and ease of modern living.

Forming part of the former Allen Fold Estate, and featuring intricate stonework from the estate, the property stands within generous, established grounds, including level lawns, paved and decked terraces, and a charming summerhouse with roof terrace - creating an exceptional setting for both relaxed family living and entertaining. A gated driveway provides ample parking, complete with an electric vehicle charging point.



GROUND FLOOR

Entrance Hall
Kitchen / Family Room
Dining Room
Sitting Room
Utility Room
Cloakroom
Rear Entrance Vestibule

FIRST FLOOR

First Floor Landing
Bedroom 1
En-Suite Cloakroom
Bedroom 2
En-Suite Shower Room
Bedroom 3
Bedroom 4
Bedroom 5
Family Bathroom

COUNCIL TAX BAND

E

EPC RATING

C

INTERNAL

The property is entered via a bright hallway, open to the dining room, with a staircase to the first floor, a useful coats cupboard, and herringbone flooring extending through the sitting and dining rooms.

There are three reception rooms: a light-filled dining room with bay window and far-reaching views; an adjoining sitting room with bi-fold doors to the garden; and a spacious kitchen/family room. The dining and sitting rooms share a double-sided wood-burning stove.

The kitchen/family room is flooded with natural light from windows and bi-fold doors opening onto the paved terrace. It features sleek units with integrated appliances including an induction hob, oven, microwave, wine cooler, and a sink with instant boiling water tap, along with a concealed larder and central island with breakfast bar.

The ground floor also includes a large fitted utility room with integrated freezer and wine cooler, a shower room, and rear vestibule with boiler room.

There are five first-floor bedrooms, all but one with built-in wardrobes. Bedroom 1 has an en-suite cloakroom, and bedroom 2 an en-suite shower room. A recently installed four-piece bathroom serves the remaining bedrooms. There is a boarded loft with fixed loft ladder.

EXTERNAL

Set within a generous, mature plot, the property is accessed via wrought iron gates leading to block-paved parking with an electric charging point.

The gardens include two level lawns with established borders, a paved terrace accessed from the family room, and a decked terrace with hot tub. The garden wraps around the side and rear with terraced areas, mature trees and shrubs, and a timber shed.

A summerhouse provides a bar area, power and lighting, tiled floor, glazed double doors and windows. There is a fixed staircase providing access to a loft storage area, and a roof terrace, accessed externally, enjoying far-reaching views. The summerhouse has been recently re-roofed and has a 10 year guarantee.

LOCATION

Situated between Sowerby Bridge and Halifax, the property is well placed for a wide range of amenities including shops, supermarkets, pubs, and restaurants. The M62 (J24 & J22) is within 20 minutes, along with mainline railway stations in both towns, and a bus service nearby.

SERVICES

All mains services. Gas central heating (boiler located in boiler room). There is underfloor heating in the kitchen / family room. UPVC double glazing. Superfast Broadband.

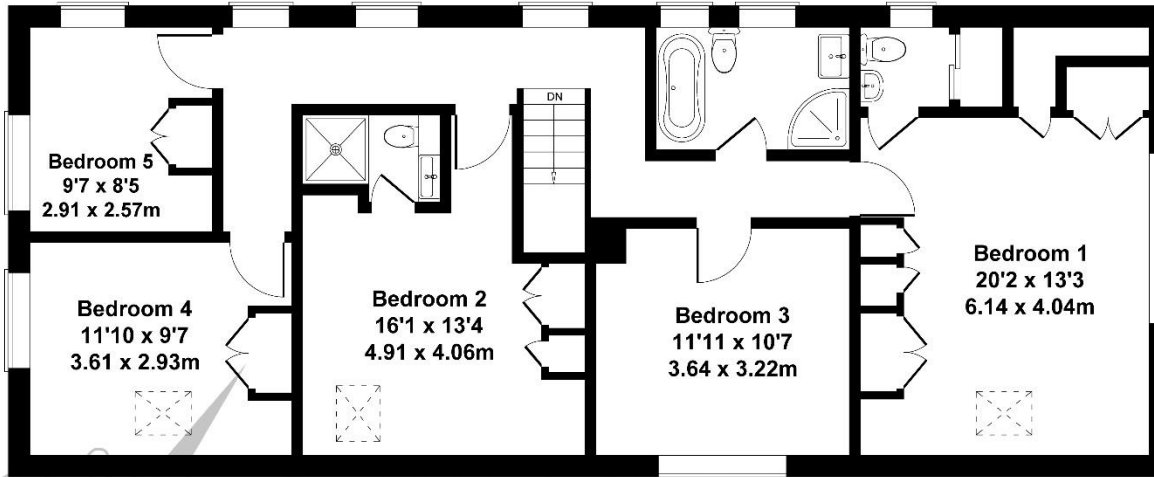
TENURE Freehold.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and continue under the railway bridge into the town centre. Turn left into Tuel Lane, continuing uphill, then right at the top onto Burnley Road. After 1 mile turn right into Green Lane and the property can be found on the left-hand side, identified by our For Sale board.

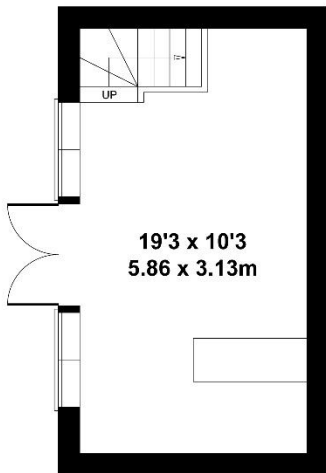


Approximate Gross Internal Area
2217 sq ft - 206 sq m

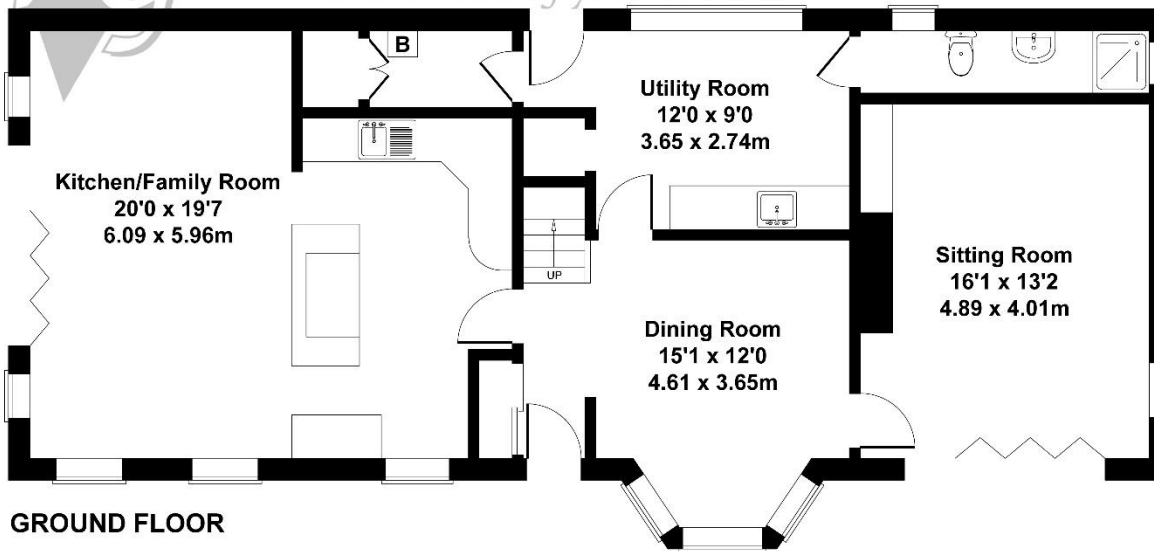


FIRST FLOOR

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OUTBUILDING



GROUND FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: sales@houses.vg
www.houses.vg

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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.