







CORBIERE, ELLAND ROAD

RIPPONDEN | HX6 4JN

Occupying a sought-after elevated position above Ripponden, this attractive detached bungalow sits on a generous plot and enjoys superb panoramic views across the surrounding countryside.

The spacious accommodation comprises two reception rooms, three bedrooms and excellent development potential from a large integral to create additional living space, subject to the necessary permissions.

Externally, the property benefits from enclosed gardens to the side and rear, including a substantial paved terrace providing the perfect setting for al fresco dining and outdoor entertaining. The property also offers ample parking, with space in front of the garage and an additional parking space conveniently located outside the front entrance.

No upward chain.

GROUND FLOOR

Entrance Hall
Kitchen
Sitting Room
Dining Room
Utility Porch
Bedroom 1
Bedroom 2
Shower Room

LOWER GROUND FLOOR

Bedroom 3
Bathroom
Integral Garage

COUNCIL TAX

F

EPC RATING

D

INTERNAL

The property is entered via an entrance hall leading to a spacious living room, featuring a large picture window with far-reaching panoramic views across Ripponden towards Soyland, together with a fireplace housing a wood-burning stove. The second reception room, currently used as a dining room, has glazed double doors opening onto the rear garden. The fitted kitchen is well equipped with a range of units, electric hob, oven, integrated microwave and dishwasher.

There are two good-sized bedrooms on the ground floor, with Bedroom 1 enjoying the same impressive views as the living room. The ground floor also includes a shower room with shower, wash basin and WC, plus a useful utility porch with plumbing for a washing machine and space for a tumble dryer.

The lower ground floor provides a spacious double bedroom and a house bathroom fitted with a corner bath, separate shower, wash basin and WC. Internal access leads to the generous double garage, which benefits from an electric roller door and offers excellent storage and potential for conversion into additional living accommodation, subject to the necessary permissions.

EXTERNAL

The property benefits from enclosed gardens to the side and rear. The rear garden features a large paved seating area and is access directly from the dining room's double doors. There is ample off street parking for several vehicles with driveways outside the garage and front door.

LOCATION

Corbiere is located just a short, uphill, stroll from the centre of Ripponden and the excellent local amenities which include a village school, veterinary surgery, dental surgery, health centre and a selection of popular shops, pubs and restaurants.

The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with boiler located in the garage.

TENURE

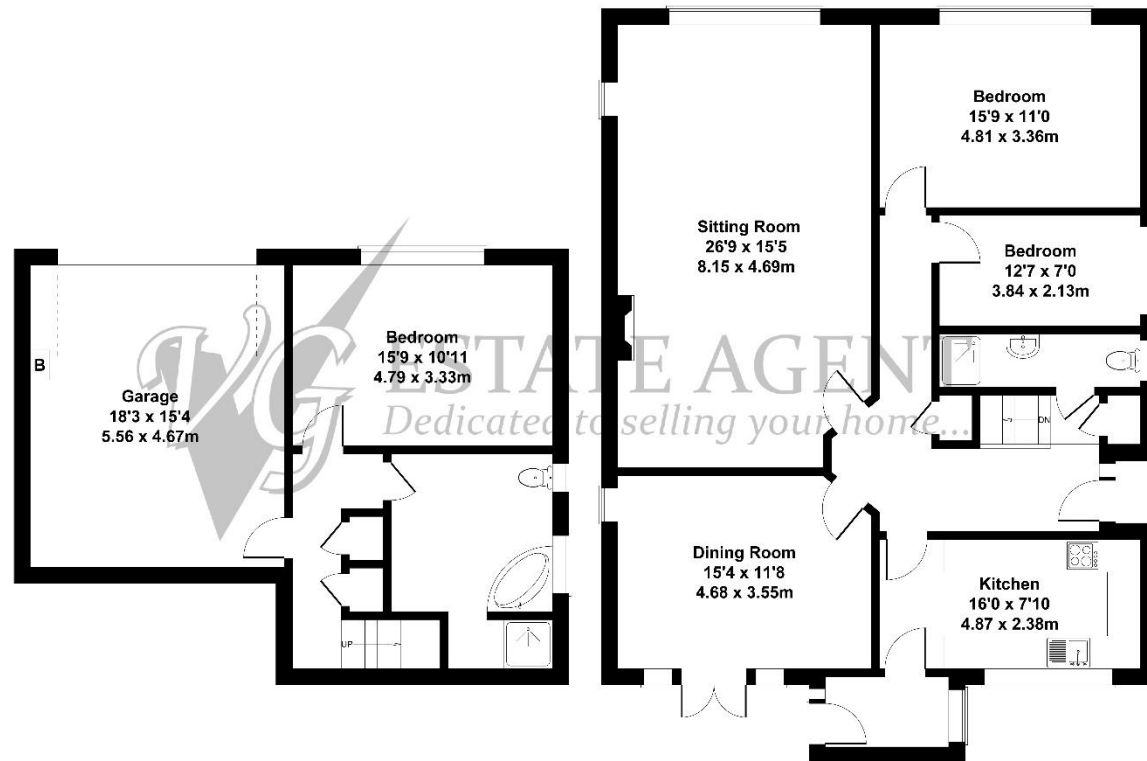
Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill. After passing School Close take the bend around to the left and the entrance to the shared driveway and Corbiere itself are found on the left.



Approximate Gross Internal Area
1916 sq ft - 178 sq m



LOWER GROUND FLOOR

GROUND FLOOR





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