







6 GRANGE MANOR

NORLAND | HX6 3SF

A beautifully presented first-floor apartment forming part of the exclusive Grange Manor development, a sympathetically converted former manor house occupying an elevated position in the sought-after village of Norland.

Finished to a high specification throughout, this spacious two-bedroom apartment offers stylish open-plan living with quality fixtures and fittings, including a contemporary fitted kitchen, luxurious en-suite and four-piece house bathroom. A striking full-height bay window fills the living space with natural light, whilst both bedrooms enjoy delightful views over the landscaped communal gardens towards Norland Golf Course.

Approached via secure electric gates with two allocated parking spaces, Grange Manor is set within beautifully maintained communal grounds adjoining the golf course, combining the tranquillity of a rural setting with excellent access to Sowerby Bridge, Halifax and the M62 motorway.



FIRST FLOOR

Entrance Hall

Kitchen

Sitting Room

Bedroom 1

Ensuite Shower Room

Bedroom 2

Bathroom

COUNCIL TAX

C

EPC RATING

C

INTERNAL

The property is accessed via the impressive communal entrance of Grange Manor, a former manor house sympathetically converted into a collection of exclusive apartments. The well-maintained communal areas feature secure video intercom entry, with access from both the front and rear hallways, the latter benefiting from lift access.

A welcoming entrance hall leads into the spacious open-plan living dining kitchen and seating area, creating a bright and versatile space for everyday living and entertaining. The lounge features a stylish gas fireplace and striking full-height bay window, flooding the room with natural light.

The contemporary kitchen is fitted with quality wall and base units, contrasting work surfaces and integrated appliances including a Smeg oven, gas hob, dishwasher, fridge, freezer and washer/dryer.

The principal bedroom is a generous double with fitted wardrobes and attractive views over the communal gardens towards Norland Golf Course. It benefits from a contemporary en-suite shower room with shower enclosure, wash basin and WC.

The second double bedroom also features fitted wardrobes and enjoys the same pleasant outlook, making it equally suited as a guest bedroom or home office.

Completing the accommodation is a stylish four-piece house bathroom comprising bath, separate shower enclosure, wash basin and WC.

EXTERIOR AND COMMUNAL FACILITIES

Grange Manor is approached via secure electric gates with video entry, leading to a private residents' parking area where the apartment benefits from two allocated parking spaces. The development is set within beautifully landscaped communal gardens, featuring a residents' barbecue area, mature trees, and picturesque views overlooking the adjoining golf course.

LOCATION

Situated in the sought-after village of Norland, Grange Manor enjoys a peaceful rural setting surrounded by open countryside whilst remaining within easy reach of Sowerby Bridge and Halifax. The local area offers endless opportunities for walking, riding and cycling. The picturesque village boasts an excellent school, church, café, golf course and the well supported Norland WMC which hosts monthly meetings of the Norland WI.

The M62 Motorway (J22 & J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There is a mainline railway station in Sowerby Bridge, just a 5 minute drive away.

TENURE & FEES

Leasehold with a share in the freehold. Lease term: 999 years from 1 January 2005. Service charge: Approximately £3,600 per annum.

DIRECTIONS

From Ripponden traffic lights, take Halifax Road towards Sowerby Bridge, turning first right into Elland Road. Continue uphill past the Fleece Inn and after a further ¼ mile turn left on the brow of the hill to Norland. Proceed past The Moorcock Inn and into Norland village. Turn left at the cross roads and Grange Manor can be found a few hundred yards on the left hand side.



Approximate Gross Internal Area
883 sq ft - 82 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.