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1 LAITHE FIELD

BARKISLAND | HX4 0AE

A spacious three-bedroom end terrace family home, conveniently situated between the sought-after villages of Barkisland, Greetland and Stainland.

The property offers well-proportioned accommodation arranged over three floors, including a spacious sitting room, a light and airy dining kitchen, three double bedrooms, a family bathroom and an en-suite shower room.

A woodburning stove provides a focal point to the sitting room, while the rear dining kitchen opens directly onto the garden.

Outside, there is off-street parking for two cars and a mature lawned garden with established borders and a useful shed. The property also enjoys views towards the surrounding countryside, hills and trees. With local amenities within easy reach, together with access to Sowerby Bridge, Halifax and the M62, the property is well suited to family life and those seeking convenient commuting links.



GROUND FLOOR
Entrance Vestibule
Living Room
Dining Kitchen

SECOND FLOOR
Bedroom 3
Ensuite Shower Room

FIRST FLOOR
Bedroom 1
Bedroom 2
Bathroom

EPC RATING
TBC

COUNCIL TAX
B

INTERNAL

The property is entered through a useful entrance porch leading into the sitting room, which features a fireplace with woodburning stove and an under-stairs cupboard, providing useful additional storage. To the rear is the spacious and airy dining kitchen, with fitted units arranged along two walls, ample space for a dining table, a window overlooking the garden and a door providing direct external access.

To the first floor are two double bedrooms. Bedroom 1 benefits from fitted wardrobes and views across the rear, while the bedroom 2 enjoys views over the garden and countryside beyond. The accommodation is served by a traditional three-piece house bathroom comprising bath with shower over, wash basin and WC.

The second floor provides a further double bedroom with fitted wardrobes, together with an en-suite shower room. This additional floor creates a useful degree of separation from the main family accommodation and provides flexibility for guests, older children or home working.

EXTERNAL

To the front of the property is off-street parking for two cars in addition to a quite seating area which could be developed into a garage or home working pod subject to relevant permissions. The rear garden is predominantly laid to lawn with established borders and provides a practical outdoor space for family use and children's play. A garden shed provides useful storage, while views towards the surrounding countryside, hills and mature trees add to the setting.

LOCATION

The property is situated in Barkisland, with local amenities and countryside close at hand. Bowers Mill is within walking distance and is home to Valley Mill Gym, offering gym facilities and fitness classes. Sowerby Bridge is a short drive away and provides a railway station, supermarket, leisure centre with swimming pool, and a range of pubs, bars and restaurants. West Vale also offers a selection of local shops, restaurants and pubs. The M62 provides convenient links towards Leeds and Manchester, while Halifax is also readily accessible.

SERVICES

Mains services include gas, electricity, water and drainage, the central heating, boiler located in the kitchen.

TENURE

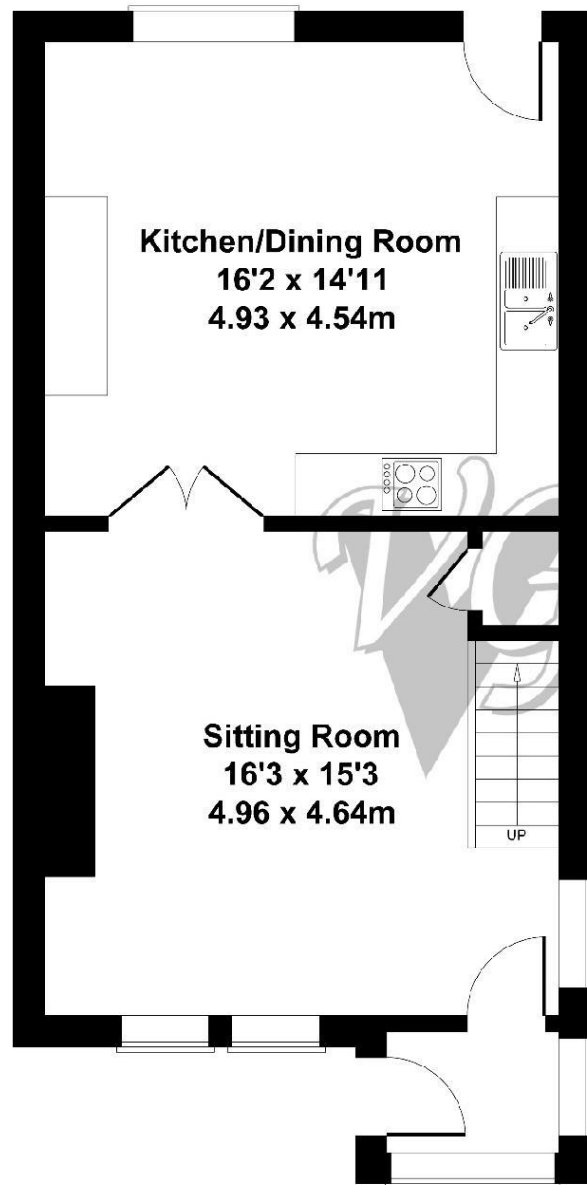
Freehold.

DIRECTIONS

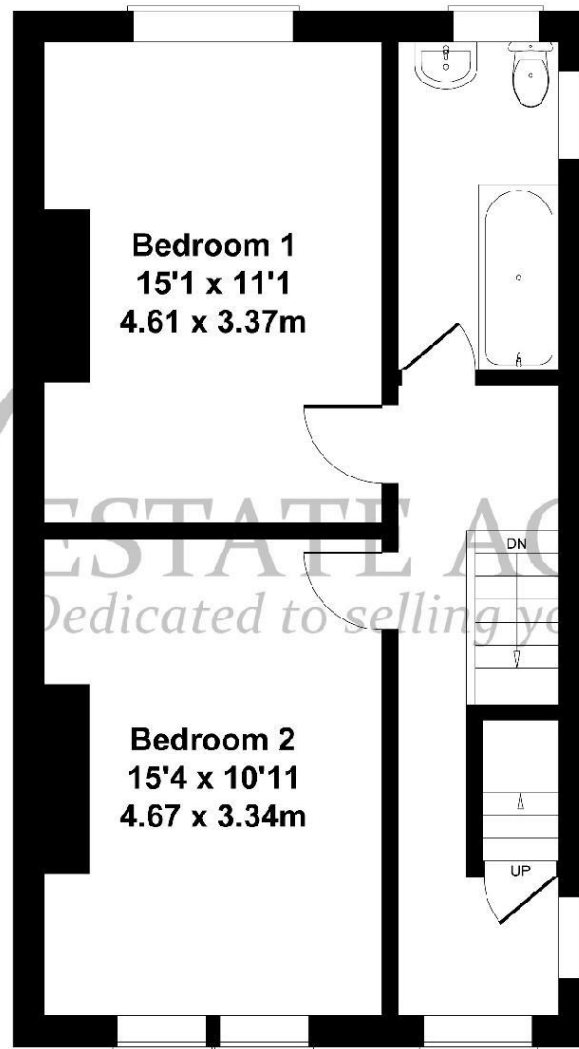
From Ripponden take Elland Road uphill and after passing the Fleece Inn, bear right into Barkisland. Proceed ahead at two junctions, passing the village shop/post office on the right into Stainland Road. Continue through the village and down the hill, passing the Griffin Pub. At the bottom of the hill turn left onto Branch Road. After 500m turn right into the Bowers Mill facility. Laithe Field is to be found on your right, number 1 is the first house of the terrace.



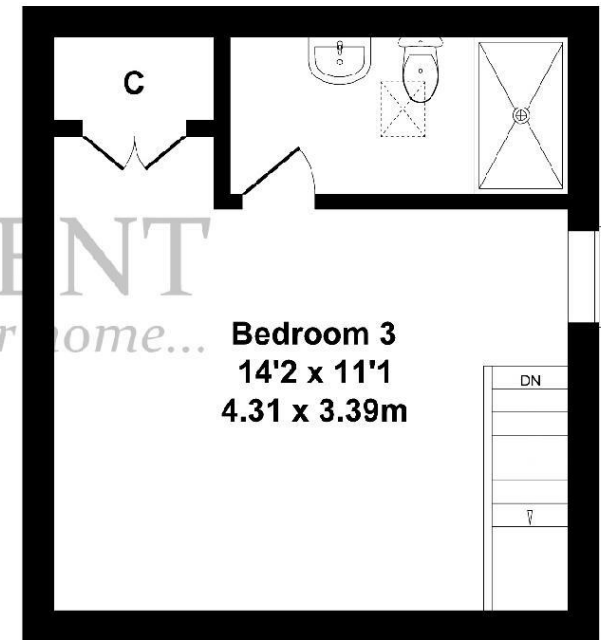
Approximate Gross Internal Area
1302 sq ft - 121 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

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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.