

VG ESTATE AGENT
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2 HELM BARN

HELM LANE | TRIANGLE | HX6 3DU

2 Helm Barn is located in a rural hamlet on a quiet lane between Mill Bank and Triangle. This deceptively spacious semi-detached barn conversion commands far-reaching views and benefits from a field extending to approximately two acres, with vehicular access.

A much-loved family home, the property offers well-presented accommodation arranged over three floors, including a spacious sitting room, a large dining kitchen, five bedrooms, a family bathroom, an en-suite shower room and a ground floor cloakroom.

Further benefits include off-road parking and a low-maintenance garden, whilst the extensive amenities of both Ripponden and Sowerby Bridge are only a short drive away.



GROUND FLOOR

Entrance Hall
Cloakroom
Sitting Room
Dining Kitchen
Rear Entrance Vestibule

SECOND FLOOR

Landing / Study Area
Bedroom 4
Bedroom 5
Store Room

FIRST FLOOR

Landing
Bedroom 1
En-suite Bathroom
Bedroom 2
Bedroom 3
Family Bathroom

COUNCIL TAX BAND

F

EPC RATING

TBC

INTERNAL

The property is entered via an entrance hall with a wide staircase rising to the first floor and a useful ground floor cloakroom/WC. The spacious sitting room features exposed beams and a fireplace with a timber mantel housing a multi-fuel stove.

The generously proportioned dining kitchen extends to over 24ft in length and provides an excellent space for modern family life, with ample room for living, dining and entertaining. Fitted with a range of units with complementary work surfaces, integrated appliances include a fridge freezer, dishwasher, washing machine, double oven and induction hob. There is also space for a tumble dryer within the rear entrance vestibule.

On the first floor is an exceptionally spacious landing area with a large picture window and staircase rising to the second floor. There are 3 good-sized bedrooms, with Bedroom 1 benefiting from an en-suite shower room. Completing the first-floor accommodation is a spacious four-piece family bathroom comprising a freestanding bath, shower enclosure, WC and wash basin.

The second floor provides a study/sitting area on the landing, together with 2 further bedrooms, a substantial store room and useful eaves storage.

EXTERNAL

To the rear of the property is a private decked garden, providing an attractive space for outdoor dining, entertaining and relaxation whilst enjoying the quiet rural setting. The property also benefits from generous off-road parking. A particular feature is the field extending to approximately two acres, accessed directly from the shared yard/driveway. The land benefits from vehicular access and enjoys far-reaching views across the surrounding countryside.

LOCATION

2 Helm Barn is located close to Hubberton, Triangle and Mill Bank, where well-regarded village schools can be found, and is within easy reach of the extensive amenities of both Ripponden and Sowerby Bridge, including shops, schools, leisure facilities and regular bus services.

The property is well placed for commuting, with Sowerby Bridge railway station approx. 10 minute's drive away. The M62 (J22 & J24) are within around 25 minutes' drive.

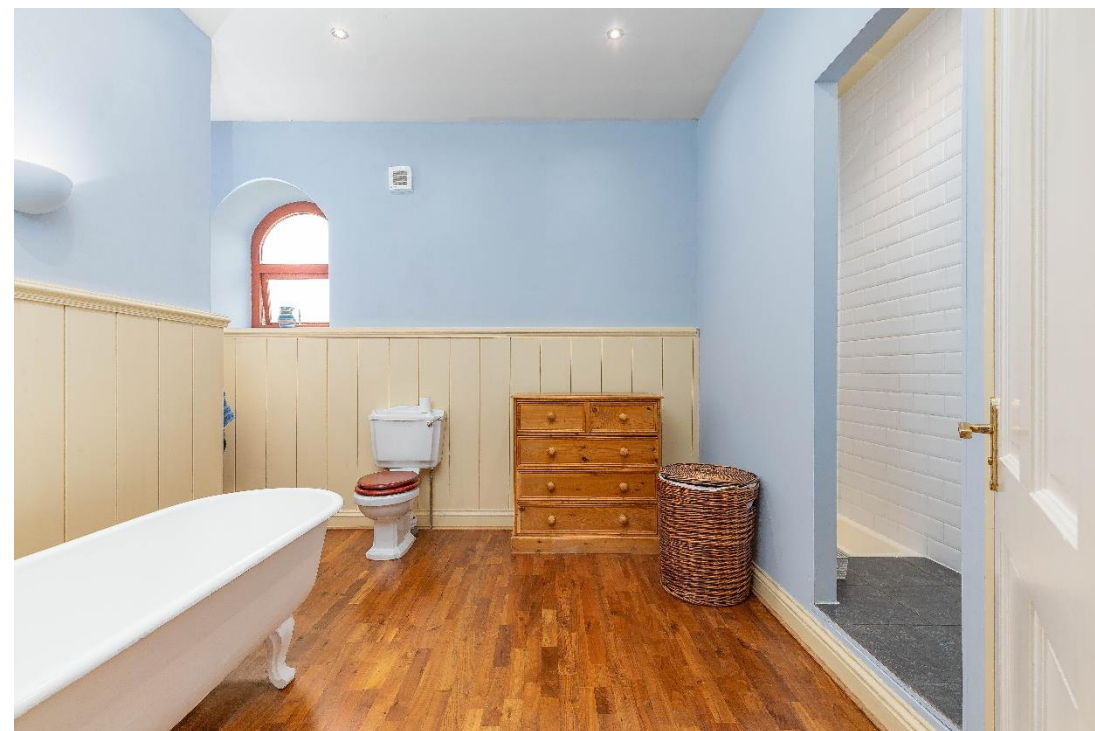
SERVICES

Oil fired central heating, mains water supply and electric. Septic tank drainage.

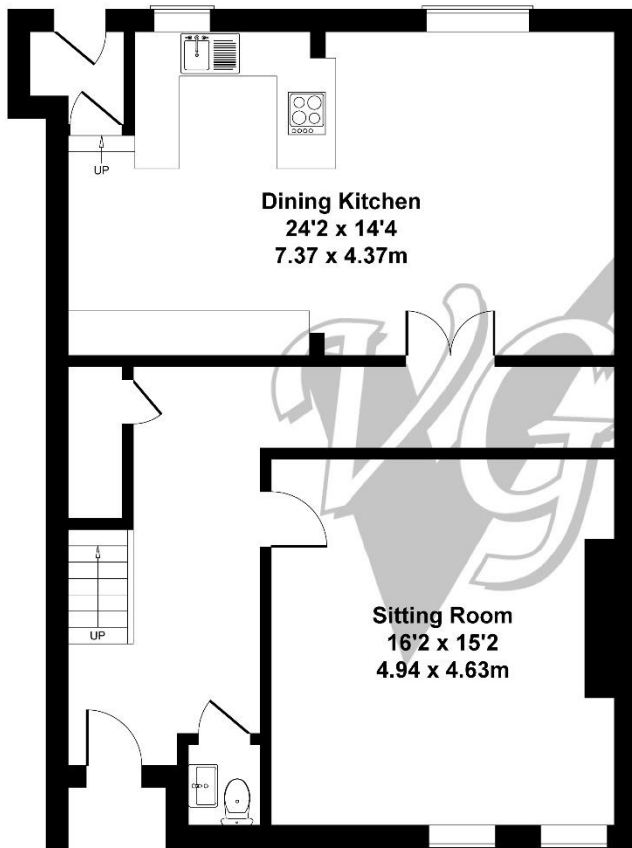
TENURE Freehold.

DIRECTIONS

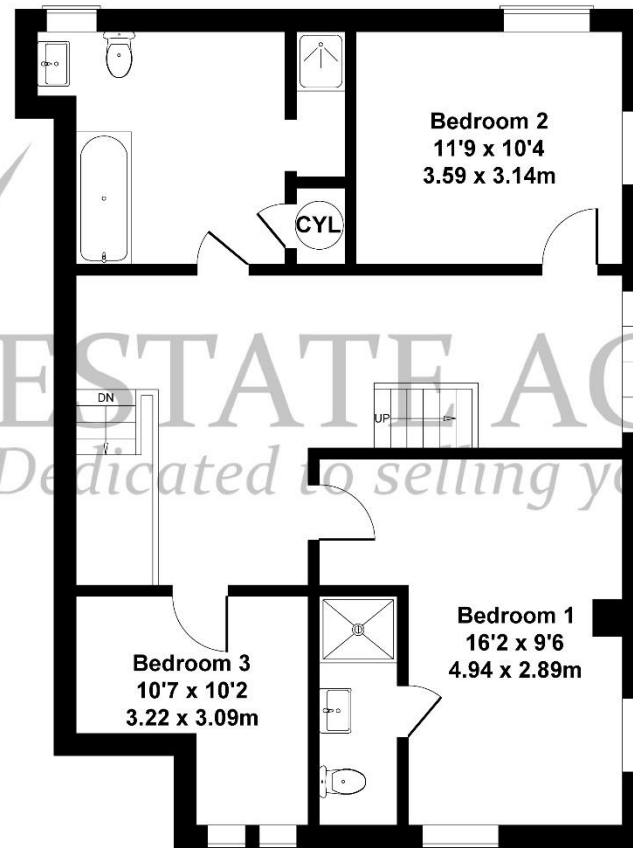
From Ripponden take the A58 towards Sowerby Bridge, in Triangle turn left just after the Post Office into Butterworth Lane, at the crossroads turn left into Bowood Lane, continuing past the farm and hamlet of Deerstones, take the next right into Helm Lane. The property is the first on the left hand side, identified by our sale board.



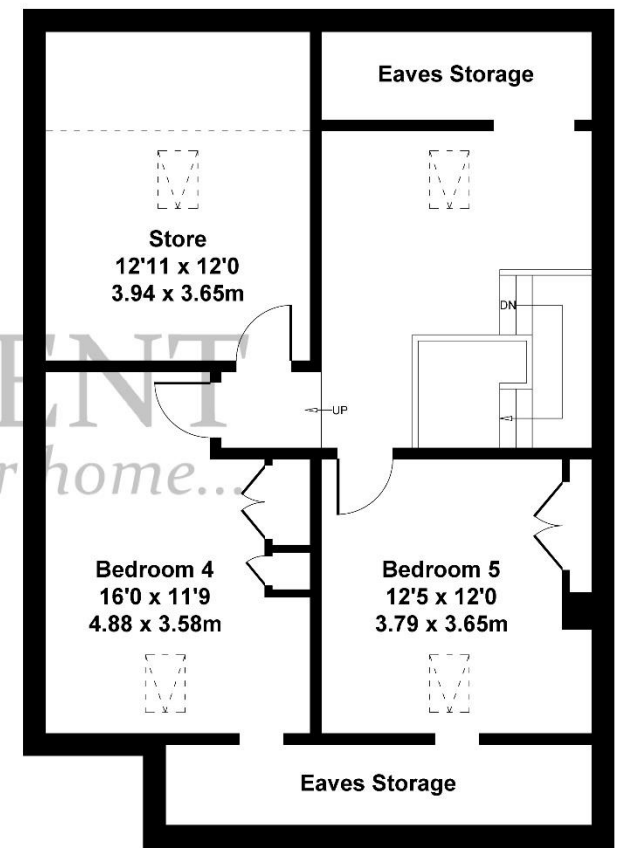
Approximate Gross Internal Area
2368 sq ft - 220 sq m



GROUND FLOOR

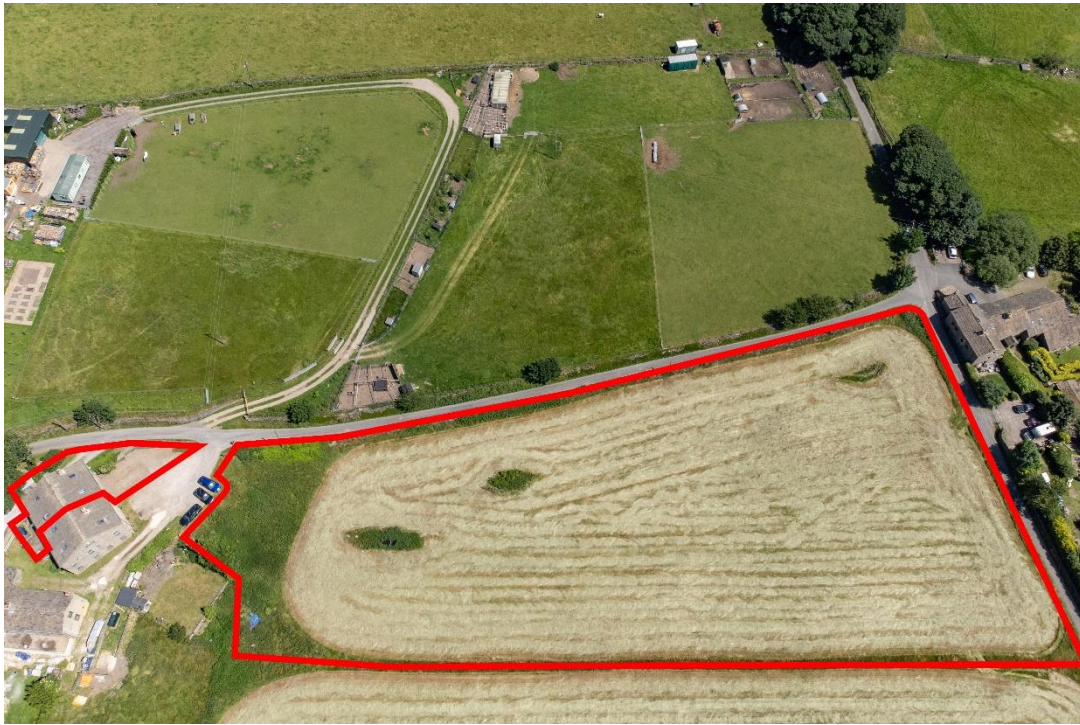


FIRST FLOOR



SECOND FLOOR





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