







46-48 SPARKHOUSE LANE

NORLAND | HX6 3QU

This extended semi-detached home enjoys outstanding views from its enviable elevated position in the highly sought-after area of Norland.

A much-loved family home for many years, the property offers well-presented and spacious accommodation including a bright dual-aspect sitting room, a quality dining kitchen, and a conservatory opening directly onto the garden. There is a large utility room with cloakroom, three bedrooms and a family bathroom.

Externally is a large lawned garden with paved terrace. There is a detached garage and off-road parking, along with additional parking available on the lane.

A sloping field of approximately 1.6 acres is available by separate negotiation.



GROUND FLOOR

Dining Kitchen
Sitting Room
Conservatory
Utility Room
Cloakroom

FIRST FLOOR

First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom

COUNCIL TAX BAND

C

EPC RATING

C

INTERNAL NOTES

The property is entered into the dining kitchen, which houses a range of units, including an island with breakfast bar, double oven, sink with waste disposal, and integrated dishwasher. The dining area features a stone fireplace with wood burner. The adjacent fitted utility room includes plumbing for a washer, space for a tumble dryer, and has access to the garden. In one corner is a useful downstairs cloakroom with WC and basin.

The bright dual aspect sitting room features a stone fireplace with a wood burning stove, exposed beams, and leads through to the conservatory which provides access to the garden.

To the first floor are three bedrooms, two having extensive built in storage. The bedrooms are complemented by a three-piece house bathroom.

The property benefits from a partially boarded loft.

EXTERNAL

Extending along the front of the property is a paved terrace. Steps lead up to a further terrace which wraps around the conservatory, where there is a pizza oven built into the wall. There is a large lawn with mature shrubs and trees. There is a detached garage and off road parking space, with further parking available on the lane outside the property.

Beyond the garden is a sloping field of approximately 1.6 acres, which is available by separate negotiation.

LOCATION

The property is situated in Norland offering 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. Within easy reach are the extensive amenities of Sowerby Bridge, including supermarkets, a health centre and a leisure centre with swimming pool.

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.

SERVICES

All mains services. UPVC double glazing. Gas central heating. The boiler is located in a wardrobe in Bedroom 2.

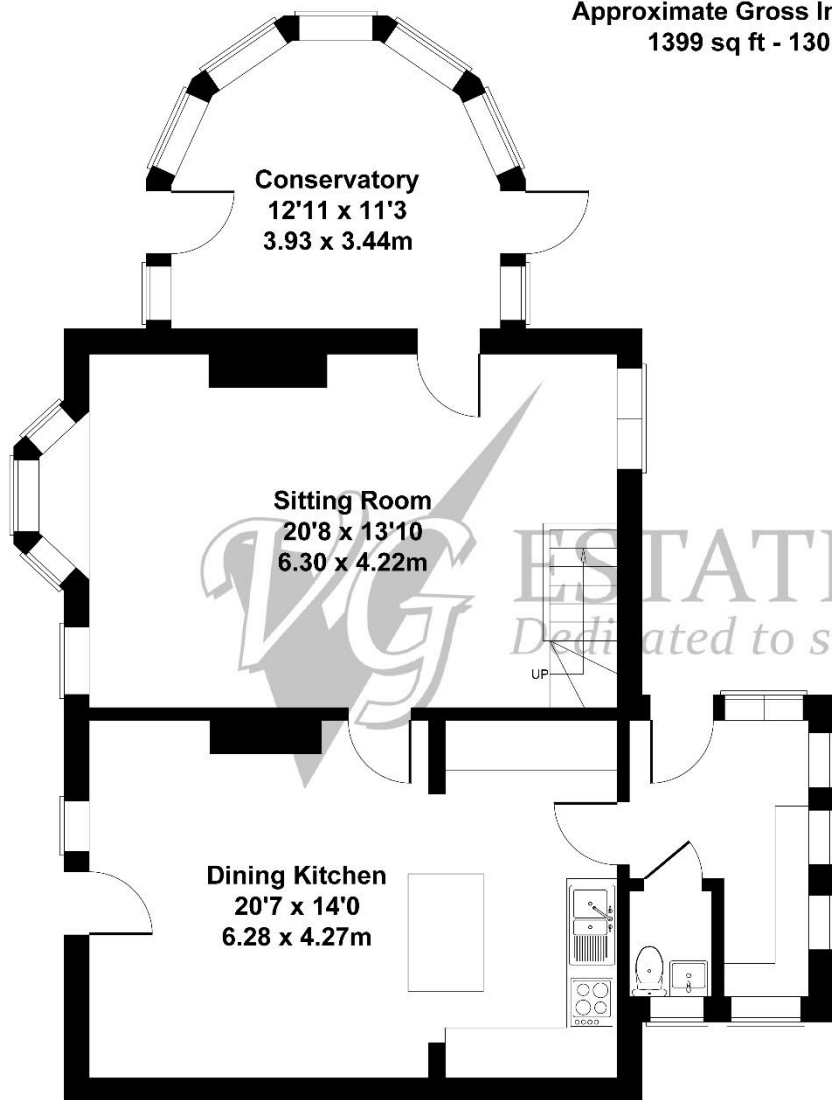
TENURE Freehold.

DIRECTIONS

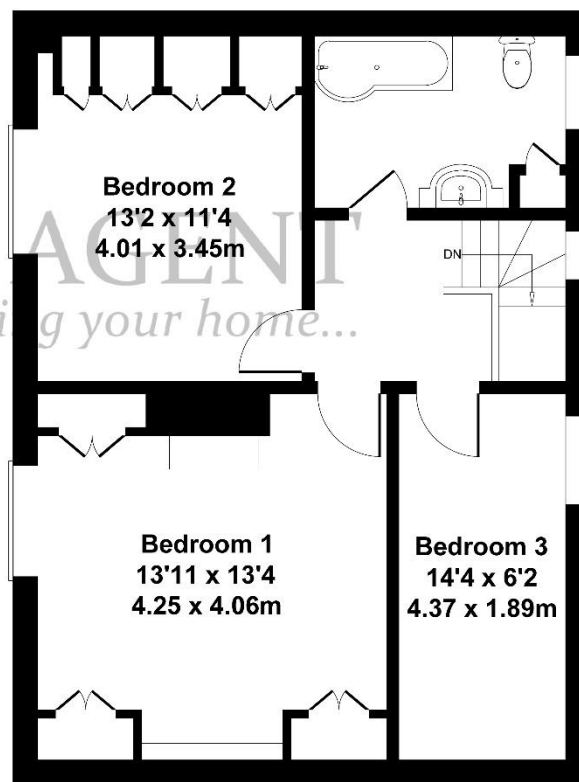
From the centre of Ripponden, take the A58 Halifax Road, turning first right into Elland Road. Continue uphill past the Fleece Inn and after a further ¼ mile turn left on the brow of the hill to Norland. Proceed ahead, past The Moorcock pub on the left, then take the next left into Harper Royd Lane. Proceed downhill, past The Hobbit pub and continue to the crossroads. Go straight on and the property can be found on the right-hand side identified by our for sale board.



Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR





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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.