







12 SMALL LEES

RIPPONDEN | HX6 4DZ

Tucked away on a quiet lane, yet within a short walk of the centre of Ripponden, this spacious detached home offers 'family-sized' accommodation and stands on a private garden plot whilst enjoying the most fabulous far-reaching views.

This well-presented home benefits from generously proportioned living accommodation, including a large living room with sliding doors opening onto a balcony, dining kitchen, dining room and utility room all located to the first floor along with three double bedrooms and the family shower room.

To the ground floor is the master bedroom with spacious en-suite bathroom as well as a study, snug/playroom and personal access to the large garage with electric up and over door.



GROUND FLOOR

Entrance Hall
Master Bedroom
En-suite Bathroom
Study
Snug / Playroom
Integral Garage

FIRST FLOOR

Sitting Room
Dining Kitchen
Dining Room
Utility Room
Bedroom 2
Bedroom 3
Bedroom 4
Shower Room

COUNCIL TAX

F

EPC RATING

C

INTERNAL

The property is entered at ground floor level into a spacious entrance hall with staircase rising to the first floor accommodation.

The huge master bedroom is located on the ground floor and benefits from a suite of fitted wardrobes. The adjoining en-suite bathroom houses a four-piece suite comprising corner bath, corner shower cubicle, WC and wash basin mounted in a vanity unit. Completing the ground floor accommodation is a study with adjoining snug/playroom, cloaks cupboard and there is personal access to the integral garage which has an electronic door.

The main living accommodation is located on the first floor, from where the panoramic views can be best enjoyed. The well-proportioned sitting room has sliding patio doors that open out on to a balcony with glass balustrade, affording fabulous views. A timber fireplace with marble hearth and back panel houses a real-flame effect gas fire and double doors give access to the dining room.

The contemporary dining kitchen houses a smart range of base and wall units with granite work surfaces and undermounted sink. Equipment includes a double electric oven with four-ring induction hob and extractor fan over, there is an integrated dishwasher and space for a large fridge-freezer. The adjacent utility room has a sink, plumbing for a washing machine and space for a dryer as well as useful full height storage cupboard and external door directly into the garden. There are further three double bedrooms on this floor, bedroom 2 is particularly spacious and benefits from fitted wardrobes. Completing the accommodation is a three-piece shower room housing a corner shower cubicle, WC, wash basin mounted in a vanity unit and airing cupboard.

EXTERNAL

To the front elevation a tarmac drive leads up to the property and provides generous parking in front of the integral garage. There is a sloping lawn to the side of the drive and another in front of the property. The rear garden features patios on two levels with a sloping lawn and mature herbaceous borders and rockeries.

LOCATION

Ripponden offers extensive amenities including a village school, health centre, dental practice, veterinary surgery, and a wide selection of shops, pubs and restaurants. There is a regular public bus service and the M62 Motorway is within 15 minutes' drive, providing excellent commuter links to Leeds and Manchester, with mainline railway stations located in the nearby towns of Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating, boiler located in garage. UPVC Double Glazing.

TENURE

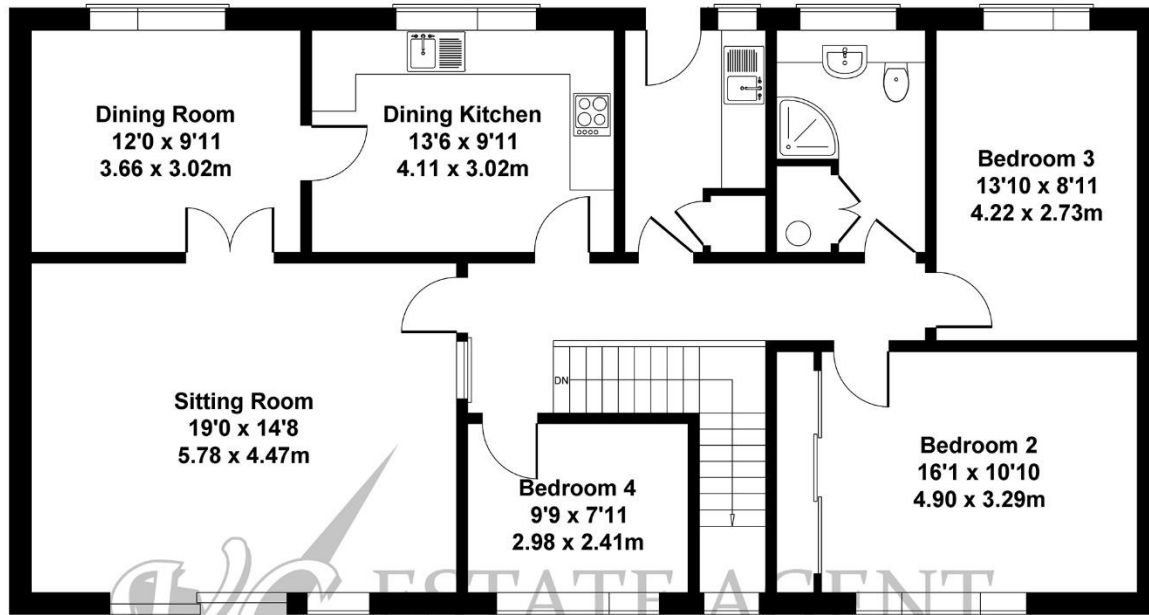
Freehold.

DIRECTIONS

From the centre of Ripponden proceed along the A672 Oldham Road, and turn right immediately after 'The Kitchen Deli' delicatessen into the cobbled Small Lees Road. Take the first left turn uphill and keep right to number 12.

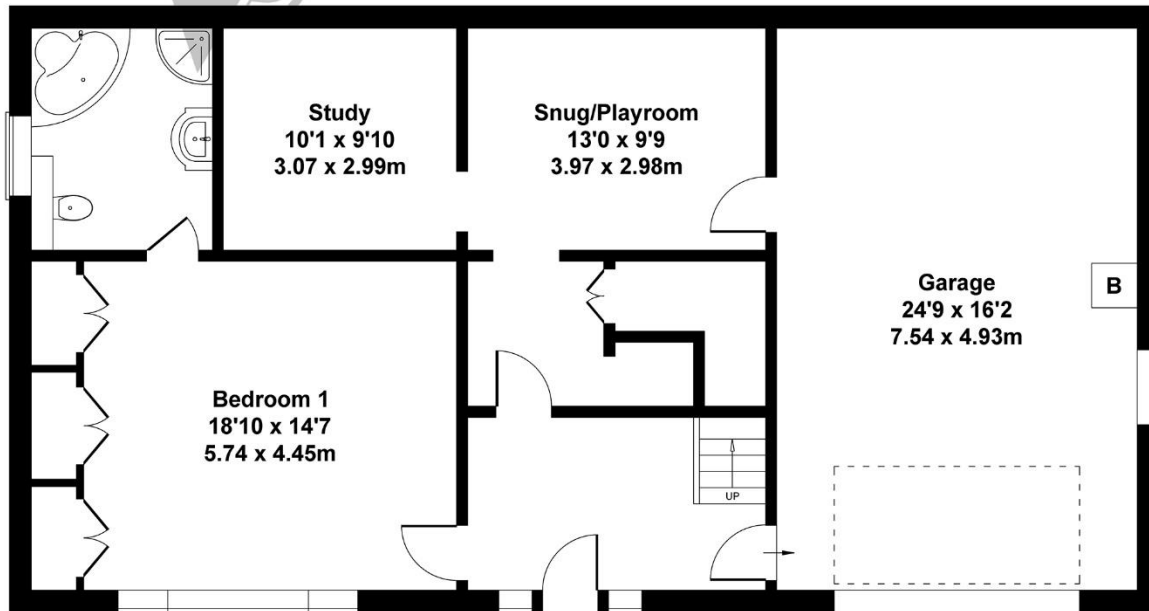


Approximate Gross Internal Area
2476 sq ft - 230 sq m



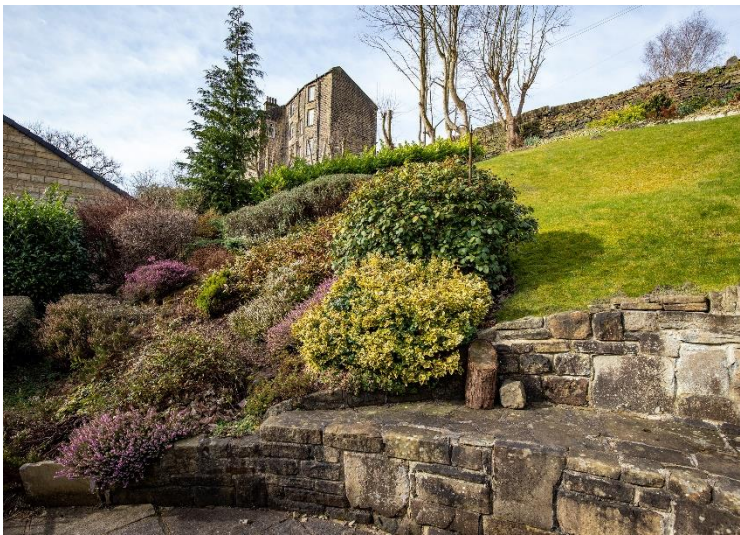
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GROUND FLOOR





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