







# 4 BETHEL TERRACE

NORLAND | HX6 3QX

Occupying an enviable elevated position in the highly sought-after village of Norland, this charming end-terrace home enjoys far-reaching views and offers deceptively spacious accommodation throughout.

A former village shop and, in more recent decades, a much-loved home, the property features three bedrooms, a bright dual-aspect sitting room, a characterful dining kitchen, useful cellar space, an impressive house bathroom and a Jack-and-Jill shower room.

Outside, the generous landscaped garden includes a paved terrace, sloping lawn and mature planting. A particular highlight is the substantial detached garage, discreetly positioned beneath the garden, offering excellent space for vehicle enthusiasts, hobbies or business use, together with off-road parking on the cobbled driveway.



## GROUND FLOOR

Entrance Vestibule  
Dining Kitchen  
Sitting Room

## FIRST FLOOR

First Floor Landing  
Reception Room / Bedroom 2  
House Bathroom

## LOWER GROUND FLOOR

Cellar 1  
Cellar 2

## SECOND FLOOR

Bedroom 2  
Bedroom 3  
Jack & Jill Shower Room

## COUNCIL TAX BAND

B

## EPC RATING

TBC

## INTERNAL

The property is entered via an entrance vestibule with stairs rising to the first floor.

The sitting room is a bright dual-aspect reception room featuring attractive wood flooring and a wood-burning stove set within the chimney breast with marble surround and hearth.

The spacious dining kitchen enjoys dual-aspect windows and offers fitted units incorporating an electric oven, gas hob with extractor above, sink unit, plumbing for a washer and space for a fridge freezer. Full of character, the room features exposed beams, a stone-flagged floor and an exposed brick fireplace housing a stove. Stairs lead down to the useful cellars.

On the first floor, Bedroom 2 is currently utilised as a second reception room and benefits from extensive built-in storage and direct access to the terrace and garden. Also on this floor is the impressive four-piece house bathroom, comprising a freestanding bath, separate shower enclosure, wash basin, WC and airing cupboard.

The second floor provides two dual-aspect double bedrooms served by a Jack-and-Jill shower room.

## EXTERNAL

A particular feature of the property is the substantial detached garage, discreetly positioned beneath the garden and equipped with power, lighting, water, and a WC. Ideal for vehicle enthusiasts, workshop use, hobbies or those seeking space to operate a business from home. There is off-road parking on the cobbled driveway, with additional parking on the lane.

The mature landscaped gardens can be accessed from ground level via a staircase or directly from Bedroom 2. Enjoying superb far-reaching views, the gardens include a paved terrace, gently sloping lawn and elevated seating area.

## 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.

## TENURE

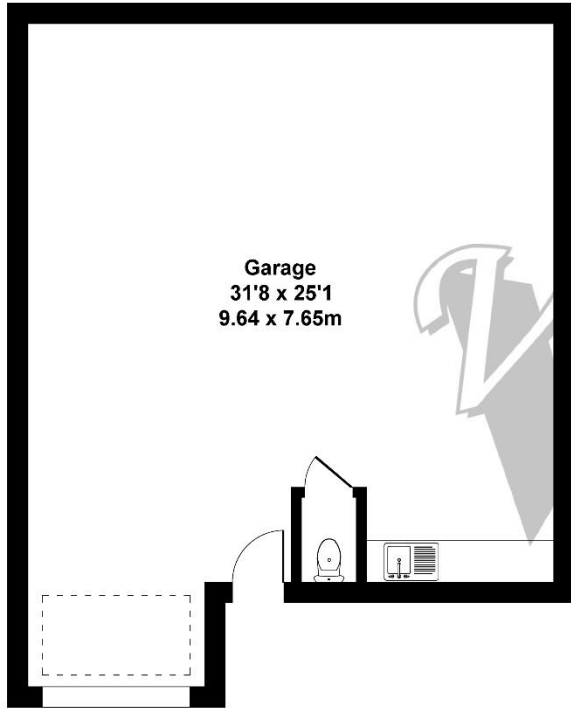
Freehold.

## DIRECTIONS

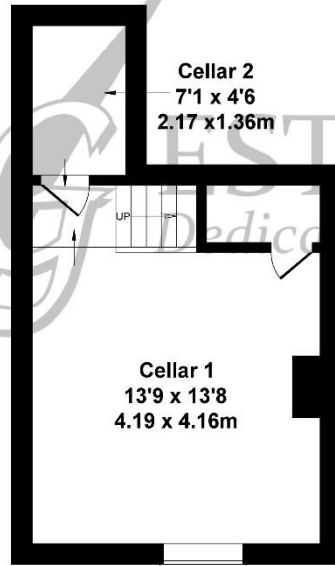
From Ripponden proceed along Halifax Road/Rochdale Road A58 to Sowerby Bridge. Upon reaching Sowerby Bridge, just before the railway bridge, turn right into Station Road and after 100 yard turn left into Holmes Road. Proceeding under the railway bridge, continue for ½ mile, turning right into Fall Lane. At the top of Fall Lane, turn right into Sparkhouse Lane and No.4 Bethel Terrace is the first property on the left hand side, identified by our sale board.



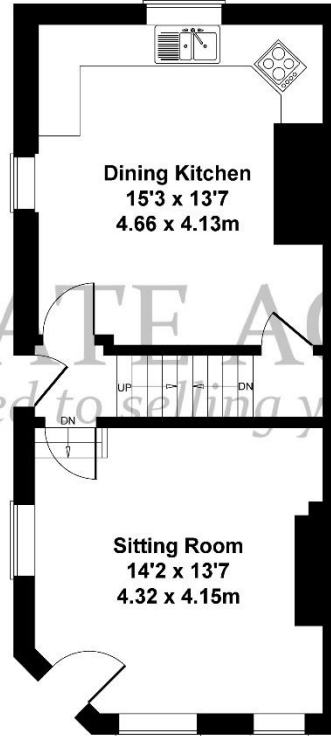
Approximate Gross Internal Area  
 Main House = 1604 sq ft - 149 sq m  
 Garage = 710 sq ft - 66 sq m  
 Total = 2314 sq ft - 215 sq m



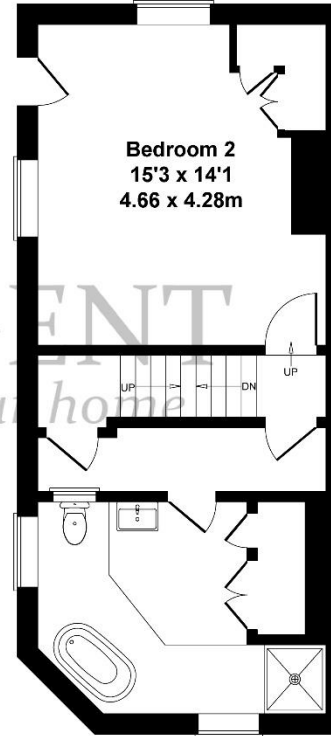
GARAGE



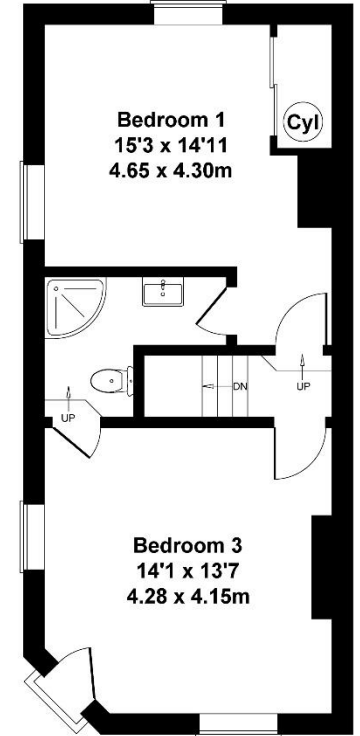
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND 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.