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27 RYLANDS PARK

RIPPONDEN | HX6 4JH

This attractive and extended stone-built detached home enjoys far-reaching views across the Ryburn Valley. The property offers spacious and versatile accommodation arranged over three floors, providing an ideal layout for modern family living.

Well presented throughout, the home combines practical design with comfortable accommodation, offering a balance of open-plan living and more private spaces. Large windows and French doors bathe the property in natural light while framing the surrounding countryside, enhancing the sense of space and connection to the outdoors.

The property will appeal to families and professionals alike, particularly those seeking a well-connected yet semi-rural setting within easy reach of Ripponden's amenities and the wider motorway network.



GROUND FLOOR

Entrance Hall
Sitting Room
Bedroom 4
Shower Room

FIRST FLOOR

First Floor Landing
Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
House Bathroom

LOWER GROUND FLOOR

Open Plan Living Dining Kitchen
Cloakroom

COUNCIL TAX BAND

E

EPC RATING

TBC

INTERNAL NOTES

The accommodation is arranged over three floors, offering a flexible and practical layout suited to modern living. The entrance hall provides access to both upper and lower levels, creating a natural flow throughout the home.

The sitting room enjoys an elevated position with French doors opening onto a balcony, making the most of the far-reaching valley views. A guest bedroom offers versatility as an additional reception room or home office, supported by a nearby shower room.

The lower ground floor has been extended by the current owners and forms the main living space, with a well-proportioned open plan kitchen dining living opens directly onto the garden via bifold doors. A cloakroom adds further convenience.

To the first floor, the principal bedroom benefits from an ensuite shower room, while two additional bedrooms are served by a family bathroom. The rear rooms in particular enjoy attractive open views across the valley, reinforcing the sense of space and light.

EXTERNAL

To the front, there is a lawned area and driveway leading to a detached double garage, providing ample parking and storage.

The rear garden offers a flagged patio accessed from the lower ground floor, alongside a level lawn with established borders. The elevated position ensures open views across the surrounding countryside, adding to the overall appeal.

LOCATION

Rylands Park is a desirable residential development situated approximately one mile from the centre of Ripponden, a sought-after village offering a range of amenities including independent shops, cafés, pubs and well-regarded schools.

The surrounding area is characterised by open countryside, with numerous walking routes and bridleways, making it particularly appealing for families and those who enjoy outdoor pursuits. Regular bus services operate within the area, and the M62 motorway (J22 & J24) is accessible within approximately 15 minutes, providing convenient links to Manchester, Leeds and beyond.

SERVICES

Mains gas, electricity, water and drainage are understood to be connected. The property benefits from gas central heating and UPVC double glazing throughout.

TENURE

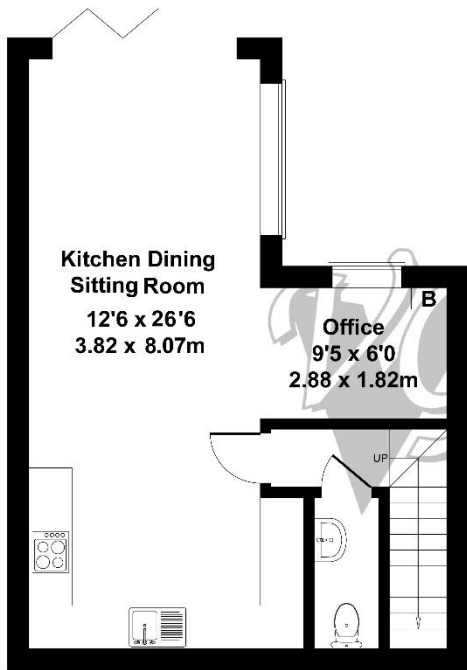
Freehold.

DIRECTIONS

From the Ripponden office take the Rochdale Road uphill, take a left turn into Rylands Park. Follow the road around to the right and the property can be found on the left hand side, identified by our sale board.



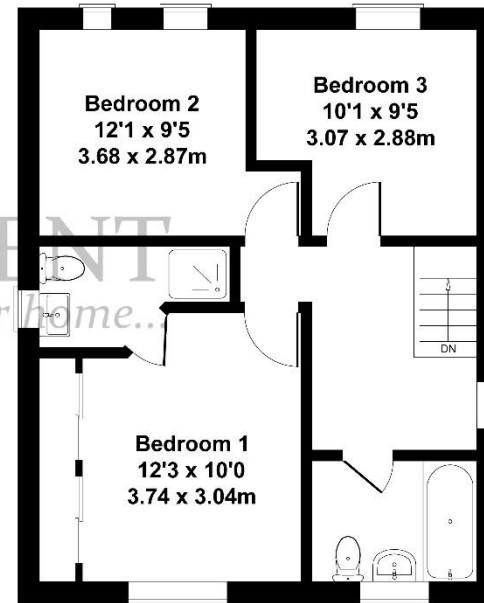
Approximate Gross Internal Area
1432 sq ft - 133 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





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