



Elland Road, Ripponden, HX6 4HN

£575,000

E&H Holmes
ESTATE AGENTS

A stunning home which offers a perfect combination of traditional features with modern family living. Situated in an elevated, private position with gated driveway close to the heart of Ripponden Village this spacious four/five home also benefits from an excellent summer house built in 2021 currently utilised as a home office but would lend itself to a variety of uses. The property boasts a dual aspect lounge with multi fuel stove, bespoke dining kitchen with feature fireplace currently housing the range cooker and an elegant master bedroom with ensuite and dressing room. The lawn and patio garden benefits from views across the valley.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, study/bedroom five, cloakroom, and utility room to the ground floor. On the first floor is the master bedroom with dressing room and en-suite, three further bedrooms and the house bathroom. The gated driveway leads to the single garage with the summer house positioned at the end of the lawn and patio garden.



Entrance Hall

Tiled flooring. Double glazed window to side elevation. Timber door to side elevation. Stable door to rear elevation.

Cloakroom

Wash hand basin. Low flush W.C. Tiled floor. Extractor fan.

Study / Bedroom 9'1" x 8'0" (2.783 x 2.447)

Double glazed window to side elevation.

Lounge 15'9" x 14'9" (4.818 x 4.506)

Multi fuel stove. Double glazed French doors to side elevation. Double glazed window to front elevation.

Dining Kitchen 24'7" x 12'6" (7.510 x 3.825)

Fitted kitchen with a range of wall and base units. Ceramic two bowl sink. Granite work surfaces. Smeg dual fuel cooker (available by separate negotiation). Integrated dishwasher. Tiled floor. Underfloor heating. Double glazed French doors to rear elevation. Double glazed window to front elevation.

Utility Room 8'4" x 7'8" (2.553 x 2.356)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Tiled floor.

Landing

Stairs leading from entrance hall. Exposed beams. Radiator. Velux. Double glazed window to side elevation.

Master Bedroom 16'1" x 13'6" (4.921 x 4.136)

Feature fireplace. Exposed beams. Radiator and designer radiator. Double glazed window to front elevation.

Dressing Room 6'0" x 6'11" (1.853 x 2.114)

Radiator. Double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower. Partially tiled. Chrome towel radiator. Double glazed window to rear elevation.

Bedroom Two 13'2" x 14'9" (4.038 x 4.507)

Loft access (via pull down ladder). Radiator. Double glazed window to front elevation.

Bedroom Three 9'10" x 14'5" (3.008 x 4.419)

Feature fireplace. Loft access. Radiator. Double glazed window to front elevation.

Bedroom Four 5'8" x 9'2" (1.734 x 2.812)

Radiator. Double glazed window to side elevation.

Bathroom

Wash hand basin. Low flush W.C. Free standing bath. Walk-in shower. Partially tiled. Chrome towel radiator. Velux. Double glazed window to side elevation.

Garage 16'10" x 10'4" (5.140 x 3.159)

Electric up and over doors. Power. Light. Double glazed window to side elevation.

Parking

Gated driveway with parking for several cars.

Summer House 9'1" x 20'3" (2.788 x 6.195)

Built in 2021. Power and light. Two French doors.

Garden

Decking lawn and patio garden with far reaching views. Vegetable patch.

Council Tax Band

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Additional Information

Timber framed double glazed windows throughout.

Underfloor heating to the ground floor.

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are: <https://w3w.co/Hopelessly.rehearsed.Rocker>

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