



Rylands Park, Ripponden, HX6 4JH
£315,000

E&H Edkins Holmes
ESTATE AGENTS

A well proportioned, four bedroom town house on the sought after Rylands Park development in Ripponden. With tasteful décor throughout and far reaching views to the front this is an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, cloakroom, study and bedroom four to the ground floor. On the first floor is the dining kitchen, utility room and lounge with three double bedrooms (master with en-suite) and house bathroom to the second floor. Externally to the front there is driveway parking for two cars leading to the single garage and to the rear is a tiered decking and patio garden.



Ground Floor:

Entrance Hall

Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator.

Study 7'7" x 9'1" (2.333 x 2.770)

Bedroom Four 15'6" x 6'7" (4.744 x 2.010)

Radiator. UPVC double glazed window to front elevation.

First Floor:

Lounge 15'7" x 19'2" (4.772 x 5.856)

Fitted units. Radiator. UPVC double glazed French doors to Juliet balcony. UPVC double glazed window to front elevation.

Kitchen 15'1" x 10'3" + 7'6" x 3'6" (4.604 x 3.129 + 2.304 x 1.076)

Fitted kitchen with wall and base units. Stainless steel on bowl under counter sink. Granite worksurfaces. Electric eye level double oven. Electric hob. Stainless steel cooker hood. Combination microwave and warming drawer. Integrated dishwasher. Integrated fridge / freezer. Boiler. UPVC double glazed window to rear elevation.

Utility Room 7'5" x 4'11" (2.281 x 1.519)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Radiator. Door to rear elevation.

Second Floor:

Landing

Stairs leading from first floor. Cupboard. Loft access via pull down ladder.

Master Bedroom 11'2" x 10'0" (3.415 x 3.060)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan.

Bedroom Two 15'6" x 8'10" (4.741 x 2.709)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'9" x 12'1" (2.363 x 3.687)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Single Garage

Up and over doors. Power. Light.

Parking

Driveway parking for two cars.

Rear Garden

Tiered decking and patio garden.

Council Tax Band

D

EPC

C

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 is

Disclaimer

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provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







