



Rylands Park, Ripponden, HX6 4JH



welcome to

Rylands Park, Ripponden,

A four double bedroom detached property situated close to all local amenities and fantastic transport links. Briefly comprising of four double bedrooms, family bathroom, lounge, kitchen, dining room, double garage and driveway for up to four cars and incredible rear gardens!



Entrance Hall

A spacious entrance hall with tiled flooring, a central heating radiator, a ceiling light point and a frosted double glazed window to the side.

Downstairs Wc

Fitted with a two piece suite comprising of wash hand basin and WC with an extractor, storage cupboards, a central heating radiator, a ceiling light point and it is tiled throughout.

Lounge

17' 4" x 15' 5" (5.28m x 4.70m)

Spacious lounge with plentiful room for living room furniture. It benefits from a gas fireplace with wood surround, a Juliette balcony to the rear, three ceiling light points, solid wood flooring, a central heating radiator, a double glazed window to the rear and a double glazed window to the front bringing lots of natural light in.

Dining Room

12' 3" x 10' 2" (3.73m x 3.10m)

A spacious dining room space with tiled flooring, a central heating radiator and a ceiling light point. It benefits from French doors leading to the top tier of the rear garden which provides incredible views and brings lots of natural light into the room.

Kitchen

8' 7" x 11' 9" (2.62m x 3.58m)

Spacious kitchen fitted with ample wall and base units and a breakfast bar area. It has an integrated electric oven, gas hob, stainless steel sink/drain, fridge/freezer, dishwasher, and extractor fan. It has tiled splashbacks, tiled flooring, spotlights to the ceilings, a central heating radiator and a double glazed window to the front.

Utility Room

5' 5" x 4' 10" (1.65m x 1.47m)

A brilliant space for storage, located to the rear of the kitchen. This space is fitted with ample cupboards, the boiler, a central heating radiator, an extractor and spotlights to the ceiling.

Master Bedroom With En Suite

11' 8" x 9' 9" (3.56m x 2.97m)

Spacious and neutrally decorated double bedroom with built in wardrobes, a loft hatch, a ceiling light point, a central heating radiator and a double glazed window to the rear which brings in lots of natural light and provides spectacular views.

The en suite is fitted with a three piece suite comprising of shower cubicle, wash hand basin and WC. It has tiled flooring, tiled splashbacks in the shower, a central heating radiator, two ceiling light points, a shaving point, a sky light and an extractor.

Bedroom Two

12' 3" x 10' 1" (3.73m x 3.07m)

Large double bedroom with built in wardrobes. It benefits from a ceiling light point, a central heating radiator and a large double glazed window to the rear that provides spectacular views and brings lots of natural light in.

Bedroom Three

12' 2" x 9' 9" (3.71m x 2.97m)

Spacious and neutrally decorated double bedroom with built in wardrobes, a central heating radiator, a ceiling light point and a double glazed window to the front.

Bedroom Four

9' 2" x 7' 2" (2.79m x 2.18m)

A neutrally decorated double bedroom with ample space for bedroom furniture and a built in wardrobe, a ceiling light point, a central heating radiator and a double glazed window to the front.

Family Bathroom

7' 1" x 7' 9" (2.16m x 2.36m)

A spacious bathroom fitted with a three piece suite comprising of a bath with shower over, wash hand basin and WC. It benefits from a sink unit with built in storage space, a central heating radiator, an extractor, a frosted double glazed window to the side, spotlights to the ceiling and tiled flooring and

half tiled walls.

Double Garage

Spacious double garage with electricity points, a water tap, concrete flooring, two long ceiling light fittings, a manual garage door and a door to the rear garden. This space does have potential to be converted into a fifth bedroom, subject to the correct planning permissions.

External

To the front of the property is a driveway with space for up to four cars.

There is access to the rear garden from either side of the property.

To the rear of the property is a spacious garden set over two levels. The top tier has a large paved area with ample space for garden furniture and has French doors leading into the dining room area. Steps lead down to the lower tier of the garden that is pebbled with attractive shrubbery and flower beds with access through to the garage.

Additional

The house is fitted with an alarm system.



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welcome to

Rylands Park, Ripponden

- Guide Price £400,000 - £425,000
- Four Double Bedrooms
- Double Garage
- Large Rear Garden
- Great Views

Tenure: Freehold EPC Rating: C

guide price

£400,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SWB107103 - 0010

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