

property details **approval form**

Shuttle House, Lighthazels Road, Ripponden, Sowerby Bridge, West Yorkshire, England, HX6 4NP

Date: 27 June 2026

Property Ref and Version: SWB109463 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £625,000

Tenure: Freehold

>> **key features**

- > Attractive Four Double Bedroom Detached Character Home
- > Sought-After Countryside Position In The Heart Of Soyland With Great Transport Links Nearby
- > Spacious And Well-Balanced Accommodation Throughout
- > Two Generous Reception Rooms Plus Separate Dining Room
- > Characterful Fireplaces Adding Warmth And Charm
- > Well-Appointed Modern Ryburn Valley Kitchen
- > Gardens, Ample Driveway Parking, Double Garage And Outbuilding
- > Superb Far-Reaching Valley Views AND Offered With No Onward Chain
- > EPC Rating: E

>> **short description**

A charming four double bedroom detached character property, set in the soughtafter location of Soyland. Offering spacious living throughout, a modern Ryburn Valley kitchen, two reception rooms, a dining room with feature fireplace, cellar, conservatory, extensive gardens, garage, and stunning views.

>> **long description**

Nestled in the highly desirable countryside setting of Soyland, this charming four double bedroom detached character property offers a perfect blend of traditional features and modern living, all complemented by breathtaking views across the valley.

The ground floor boasts two generous reception rooms, one of which benefits from an attractive fireplace feature. In addition, the separate dining room also features a charming fireplace, adding further character and providing the perfect space for entertaining. The second reception room offers a welcoming living area filled with natural light.

At the heart of the home is the impressive modern Ryburn Valley kitchen.

Further enhancing the ground floor is a light and airy conservatory, with views over the garden, alongside a convenient downstairs WC.

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The property also benefits from a large cellar.

To the first floor, the property offers four well-proportioned double bedrooms. The master bedroom benefits from its own en suite, while the remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress, with lawned garden areas to both the front and side, alongside a large paved area. A substantial driveway provides off-road parking for multiple vehicles and leads to a double garage. In addition, an outbuilding offers excellent potential for a range of uses. Surrounded by stunning countryside, this wonderful home enjoys far-reaching views and is just a short walk away from a lovely countryside inn.

>> **directions**

>> **Agent Note**

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>> **room description**

Reception Room

14' 10" x 14' 10" (4.52m x 4.52m)

Lounge

14' 10" x 15' (4.52m x 4.57m)

Kitchen

9' 1" x 15' (2.77m x 4.57m)

Dining Room

8' 11" x 14' 7" (2.72m x 4.45m)

Conservatory

8' 9" x 17' 11" (2.67m x 5.46m)

Downstairs Wc

Cellar

Double Garage

Bedroom 1

15' x 11' 10" (4.57m x 3.61m)

En-Suite

Bedroom 2

9' 5" x 15' 4" (2.87m x 4.67m)

Bedroom 3

10' x 14' 5" (3.05m x 4.39m)

Bedroom 4

9' 2" x 14' 2" (2.79m x 4.32m)

Bathroom

Outbuilding

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>> **property images**



Your William H Brown office: 14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE
T 01422 833553 E sowerbybridge@williambrown.co.uk

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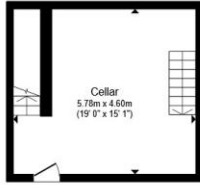
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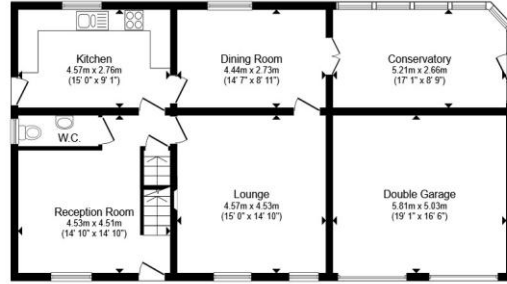
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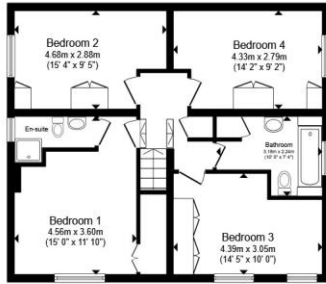
>> floor plan



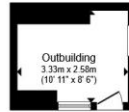
Cellar



Ground Floor



First Floor



Outbuilding

Total floor area 210.3 m² (2,264 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Katie Medcalf		
Mrs J.F. Hellowell		

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