



ORCHARD HOUSE

BURNLEY ROAD | HALIFAX | HX2 7LW

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ORCHARD HOUSE

384 BURNLEY ROAD, HALIFAX

This impressive stone built detached residence was built in 2002 to an individual architectural design and offers extensive accommodation arranged over three floors, featuring tall mullion windows and generously proportioned rooms.

ENTRANCE HALL

A spacious entrance entered via double doors. Open staircase to first floor. Ceramic tiled floor. Access to integral garage, guest bedroom & leisure suite. Adjacent two-piece cloakroom through the inner lobby.

GUEST BEDROOM

A large bedroom with built in wardrobe. Window to front elevation and external door, making it ideal for use by guests or dependent relatives.

EN-SUITE

Three-piece shower room. Tiled walls and floor.

LEISURE SUITE

Fully tiled spa room with shower and wash hand basin, six person hot tub and large sauna.

UTILITY ROOM

Accessed through the integral garage. Plumbing for a washing machine and space for a dryer. Shelving. Worktop with sink and boiler cupboard.

FIRST FLOOR GALLERIED LANDING

A large, bright landing area featuring two double height mullion windows and an external door accessing a balcony. Open staircase continuing to second floor.

SITTING ROOM

A large reception room with ornate carved wooden fireplace with large inset cast iron

multi fuel stove. Windows to two elevations. Central music system controls providing music to the sitting room, kitchen and leisure suite.

CONSERVATORY

Private aspect and double doors accessing the rear garden.

DINING ROOM

An elegant reception room with double doors accessing the rear garden. Swing doors through to the kitchen with built-in cabinet surround.

BREAKFAST KITCHEN

Two external doors – one accessing smaller balcony and one accessing rear garden. Windows to two elevations. Bespoke units with built-in glazed display cabinets. Rangemaster range, Belfast sink, integrated dishwasher and fridge freezer. Karndean flooring.

SECOND FLOOR LANDING

Another large landing area featuring the double height mullion windows with space for a study area.

MASTER BEDROOM

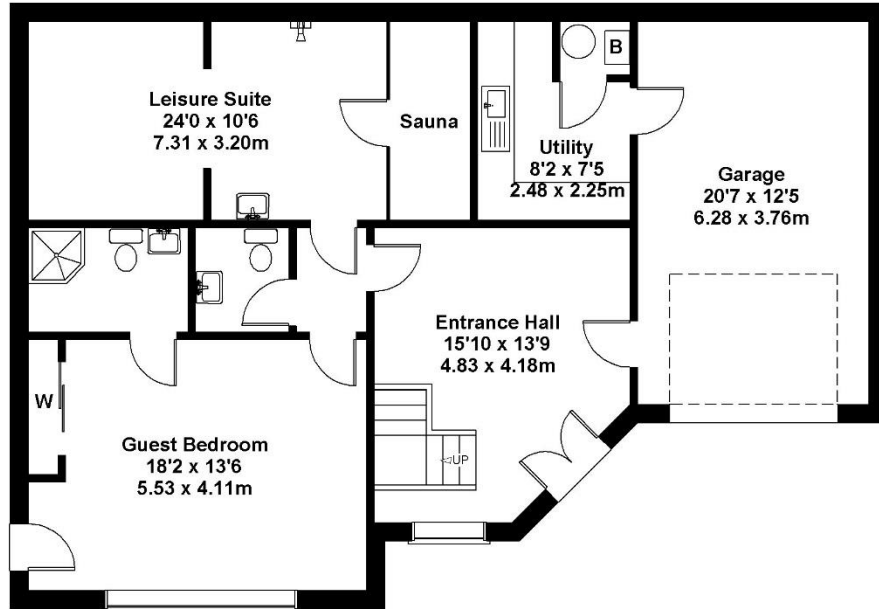
A large bedroom with a window to the front elevation. Access to en-suite.

EN-SUITE

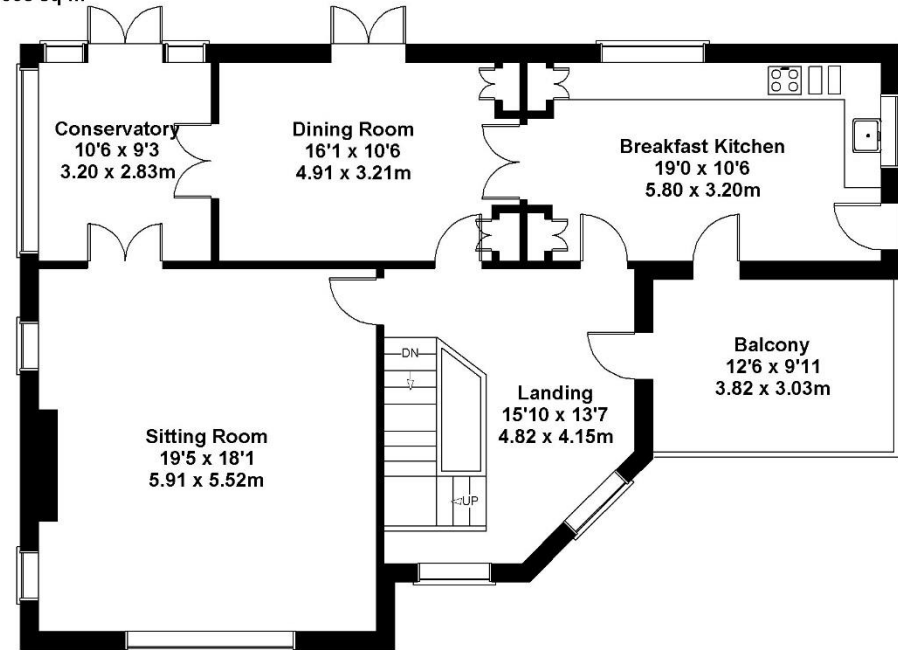
Three-piece shower room. Fully tiled walls and floor. Under basin storage.



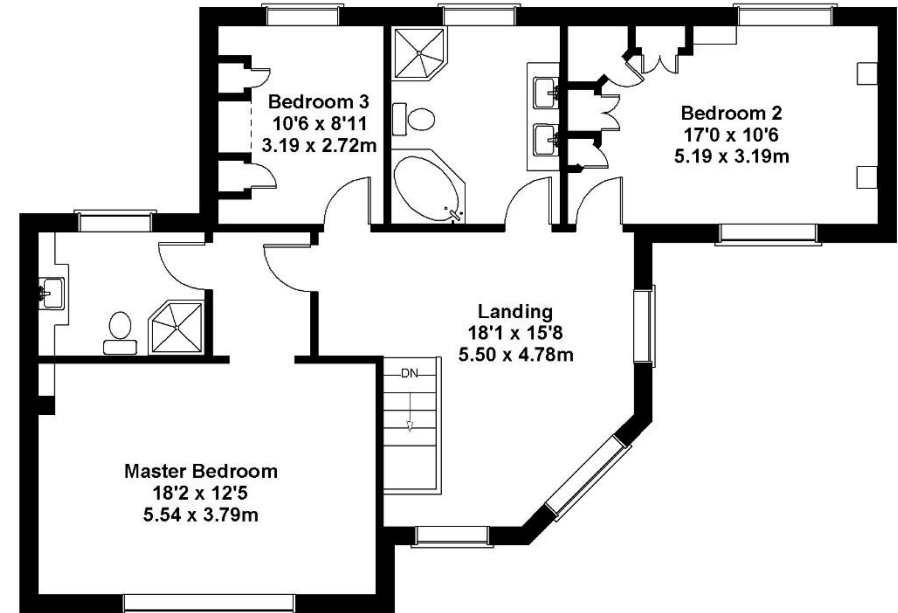
Approximate Gross Internal Area
3,310 sq ft - 308 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

BEDROOM 2

Another large double bedroom. Built in furniture including extensive wardrobes, drawers and bedside tables. Windows to two elevations.

BEDROOM 3

Built-in wardrobes with over bed storage.

FAMILY BATHROOM

Four-piece suite comprising corner bath, shower cubicle, WC and twin vanity basins. Fully tiled walls and floor.

OUTSIDE

Orchard House is accessed via a shared entrance with remote controlled electric gates leading to generous driveway parking, a large carport and the integral garage.

There is gated access around each side of the property accessing the decked garden.

To the side of the property is a large elevated terrace (also accessed directed from the kitchen) with decking and artificial grass covering. A gate leads down to a lower level decked patio, which then leads to another terrace accessed from the dining room and conservatory, again having an artificial grass covering and an ornamental pond with waterfall and fountain. This area affords a good degree of privacy, surrounded by mature shrubs, bushes and trees.

GARAGE

Power and light, remote-controlled electric up

and over door, tiled flooring.

SITUATION

The property is situated in a very convenient location in the popular Trimmingham area of Halifax, and is well placed for the excellent local amenities of Halifax and Sowerby Bridge, and Calderdale Royal Hospital.

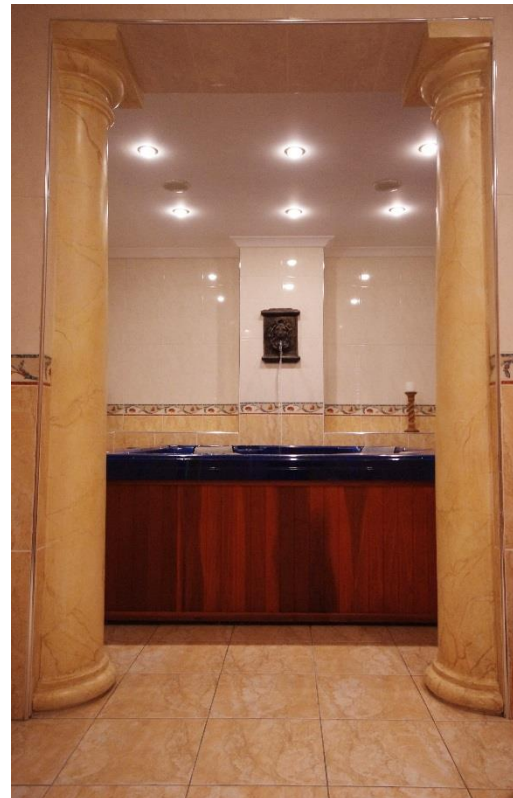
The M62 motorway (J24) is within a 15 minute drive, providing excellent commuter links to Manchester, Leeds and beyond. Sowerby Bridge has a mainline railway station with direct lines to Leeds and Manchester and there is a regular public bus service nearby.

SERVICES

Gas central heating. All mains services.

COUNCIL TAX BAND – G

EPC RATING - C







DIRECTIONS

From Ripponden proceed along the A58 to Sowerby Bridge. At the traffic lights on Wharf Street, Sowerby Bridge turn left into Tuel Lane. At the top of Tuel Lane, turn right into Burnley Road. Proceed along A646 Burnley Road and the property can be found on the left hand side, opposite Woodcroft Grange.

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