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4 BLUE BALL COTTAGE

NORLAND | HX6 3RQ

Located in the heart of the picturesque and desirable village of Norland, and commanding fantastic far-reaching views across the Ryburn valley and neighbouring countryside, this mid-terrace cottage, part of the former Blue Ball Inn, has undergone a full programme of renovation to provide an ideal home.

The stone-built property offers deceptively spacious accommodation, which includes a sitting room, stylish fitted dining kitchen and three bedrooms complemented by a newly installed three-piece bathroom.

There is off road parking to the front and a large enclosed lawn garden enjoying open far-reaching views, at the rear.



GROUND FLOOR

Entrance Porch
Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
House Bathroom

COUNCIL TAX

B

EPC RATING

C

INTERNAL

Character features throughout including stone mullion windows, exposed stone walls and exposed timber beams.

The property is entered into the sitting room via an entrance vestibule with space for coat hanging and storage cupboard. The sitting-room boasts mullion windows with a stone window seat and features an open fireplace with timber mantel housing a wood burning stove. An open staircase rises to the first floor and there is useful understairs storage.

The kitchen houses painted Shaker-style units, with quartz worktops and undermounted sink. Equipment includes an eye-level oven, four ring induction hob plus integrated dishwasher and washing machine. There are French doors leading out to the rear garden where there is a timber shed which has power and light and space for a dryer.

The three double bedrooms all enjoy far-reaching views, bedroom 1 has built-in storage and bedroom 2 has built-in wardrobes. The bedrooms are complemented by a smart bathroom comprising bath with shower over, WC and wash basin housed in a vanity unit.

EXTERNAL

To the rear of the property is a level garden with superb open views. The garden comprises a stone-flagged patio, level lawn and a timber shed with power and light.

LOCATION

Norland is a delightful village, with amenities including a village school, church, golf club and pub. The more extensive amenities of Sowerby Bridge are only a few minutes' drive away and include a mainline railway station. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

All mains services. Gas central heating with boiler located in entrance porch. UPVC double glazing.

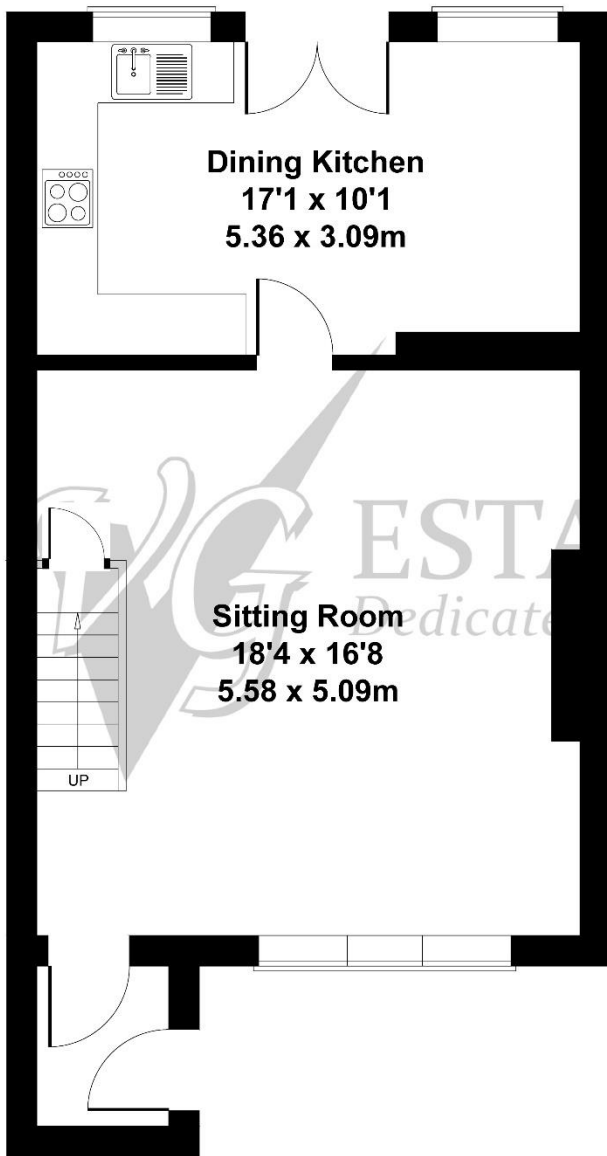
TENURE Freehold.

DIRECTIONS

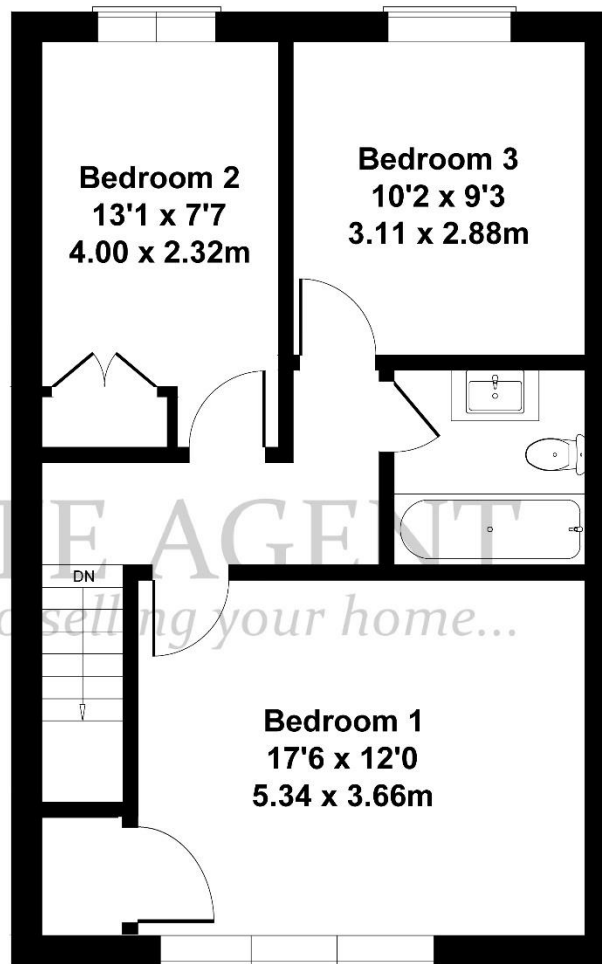
From Ripponden take the Elland Road uphill passing the Fleece Inn and at the brow of the hill at the crossroads turn left to Norland (signposted). Keep on this road, passing the Moorcock Inn and the golf course and on reaching the village school proceed straight on into Berry Moor Road with the school on your left and the Church on your right. At the T-junction turn left into Norland Town Road and the cottage is on the left.



Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.