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DELPH HOUSE

STAINLAND ROAD | HOLYWELL GREEN | HX4 9AJ

Available with NO UPWARD CHAIN this substantial detached home has been individually designed to a high standard and provides generously proportioned 5 BEDROOM accommodation arranged over three floors.

This immaculately presented property stands in a large garden plot with generous off-road parking and enjoys fabulous far-reaching views.

The large rear garden combines a sheltered patio with an elevated lawn surrounded by mature shrubs and trees, from where the fabulous views can be enjoyed.

The vendors have been granted planning permission for a Leisure suite in the grounds which includes a Garden Room, Swimming Pool, Gym and changing facilities. Planning reference number 20/01042/HSE.



GROUND FLOOR

Entrance Hall
Gym / Bedroom 5
Study
Utility Room
Integral Double Garage

FIRST FLOOR

First Floor Landing
Dining Kitchen
Sitting Room
Snug
Conservatory
Cloakroom

SECOND FLOOR

Second Floor Landing
Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

COUNCIL TAX BAND

G

EPC RATING

C

INTERNAL

The property is accessed into the spacious ground floor entrance hall with staircase rising to the first floor.

On this level there is a guest bedroom with en-suite shower, currently utilised as a gym, study, utility room with plumbing for a washer and space for a dryer and access to the integral double garage.

The main living accommodation is located on the first floor and includes a spacious sitting room to the front aspect with window affording far-reaching views and featuring a wall-mounted gas fire. The huge dining kitchen runs the full width of the house and has French doors leading from the dining area into the rear garden. The kitchen is fitted with a range of solid timber base and wall units with complementary work surfaces incorporating a stainless steel 1½ bowl sink. There is a Stoves double oven, five-ring gas hob with extractor canopy over, space for an American style fridge-freezer and an integrated dishwasher. Double doors access the delightful conservatory which also benefits from double French doors onto the patio. Completing the first floor accommodation is a cosy snug and two-piece cloakroom.

The first-floor accommodation includes a huge master bedroom with quality fitted furniture including wardrobes, drawers and dressing table. The adjacent master shower room has been recently updated and houses a walk-in shower with monsoon shower head, twin wash basins housed in a vanity unit and WC.

There are three further double bedrooms complemented by a spacious family bathroom comprising bath, vanity unit with basin and WC.



EXTERNAL

The property stands on a large plot and is accessed via a tarmac drive leading to extensive parking in front of the integral double garage, below the drive is a gently sloping lawn bordered by mature trees and shrubs. Steps lead up to the rear garden where there is a large, sheltered, stone-flagged patio adjacent to a raised lawn and rockery. A further flight of stone steps lead up to the large level lawn, surrounded by mature trees and shrubs.

LOCATION

The excellent village amenities are within easy walking distance and include a village school, pharmacy, restaurant, three public houses and a regular bus service. The more extensive amenities of West Vale are just a short drive away. The village is surrounded by some lovely countryside offering opportunities for walking, riding and biking. The M62 (24) is within 10 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

All mains services. UPVC double glazing. Gas central heating. Boiler located in garage.

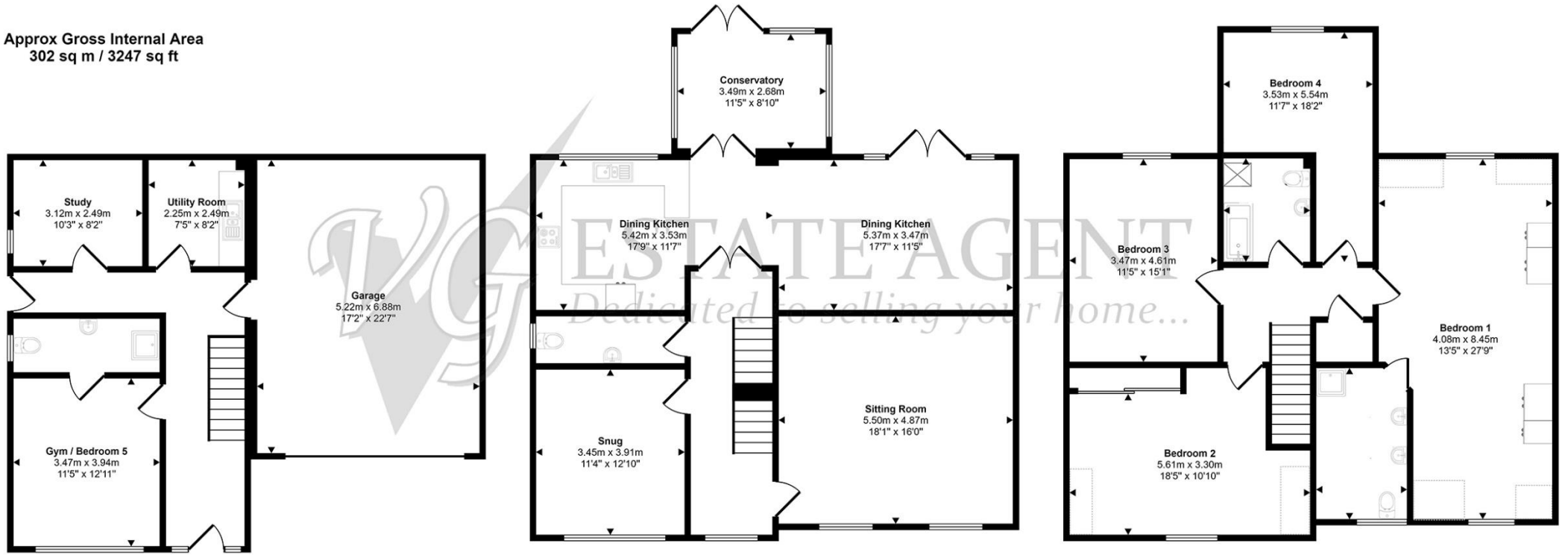
TENURE Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill and on reaching the Fleece Inn bear right into Barkisland. At the post office/shop turn left into Saddleworth Road and continue until reaching the traffic lights at West Vale. Turn left into Stainland Road and continue for approximately 1.25 miles when you will find Delph House on the right hand side shortly after the Burrwood Court Apartment block.



Approx Gross Internal Area
302 sq m / 3247 sq ft



Ground Floor
Approx 87 sq m / 939 sq ft

First Floor
Approx 107 sq m / 1148 sq ft

Second Floor
Approx 108 sq m / 1160 sq ft

Denotes head height below 1.5m





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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.