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# SHIELING

TURBURY LANE | GREETLAND | HX4 8PU

This true bungalow stands in a large garden plot and is located in a rural position close to Norland Moor. The name Shieling is derived from the Scottish word describing a temporary homestead used in the summer months on seasonal pasture high on the hills, rather apt considering the property's elevated location abutting open fields.

The accommodation in this well-presented home includes a living room, sun room, fitted kitchen, two bedrooms, bathroom and shower room. There is an attached boiler room which could provide additional living accommodation, subject to planning permission.

Outside there are beautifully manicured lawn gardens surrounding the property with mature shrub borders, a gated driveway leading to plentiful parking, a double garage, single garage and a large, open-fronted car port/garden store.

The property is available with NO UPWARD CHAIN.



## ACCOMMODATION

- Sun Room
- Entrance Hall
- Living Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom
- Shower Room

COUNCIL TAX

E

EPC RATING

TBA



### INTERNAL

The property is entered into the entrance hall via the spacious sun-room which gives access to the two-piece shower room housing a WC and corner shower.

The entrance hall gives access to the rest of the rooms in the property which include a fitted kitchen housing timber units incorporating a 1½ bowl sink, integrated fridge and slot-in electric oven.

The well-proportioned sitting room enjoys views over the garden and has a modern electric fire in a timber surround with built in shelving.

There are two double bedrooms, each with built-in wardrobes. The family bathroom is accessed via the sitting room and houses a smart three-piece suite comprising a free-standing roll-top bath with mixer tap, pedestal wash basin and concealed cistern WC.

In addition there is a large boiler room with both internal and external access, providing excellent storage and the potential to create further living accommodation subject to planning permission.

### EXTERNAL

A painted five-bar gate gives access to the sweeping driveway that leads to the side of the property. There is additional parking on the lawn directly in front of the garages and store and a further pea-gravelled parking area to the side of the property. The well-manicured lawns surround the property and are bordered by mature conifers and shrub borders. There is a stone-flagged patio outside the sun room, an ideal spot to enjoy the sunshine and delightful rural views.

### LOCATION

Shieling enjoys a convenient location on the fringes of Greetland and close to Norland, within a mile of the excellent village schools in both areas and in the catchment for an excellent choice of secondary schools. Varied amenities are close by including an excellent Sports and Recreation Hall with Playing Fields, Church, General Store and Children's Play area, ideal for family life.

There is a regular bus service close by and a mainline railway station in Sowerby Bridge, just a 5-minute drive away. The M62 Motorway (J22 and J24) is within 15 minutes' drive, providing excellent commuter links to Manchester, Leeds and Beyond.

### SERVICES

Mains electric and water, septic tank drainage. Oil fired central heating with boiler located in the boiler room.

**TENURE** Freehold.

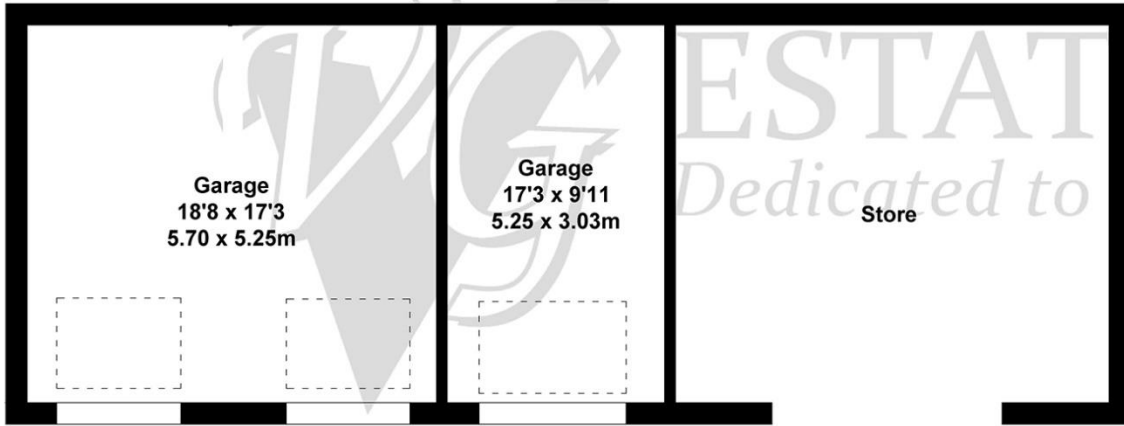
### DIRECTIONS

From Ripponden take the Elland Road uphill, passing The Fleece Inn. Continue ahead into Rochdale Road, passing The Spring Rock and Sportsman Inn. Turn left onto Turbury Lane, continuing for ½ mile and Shieling is the second bungalow on the right, indicated by our For Sale board.

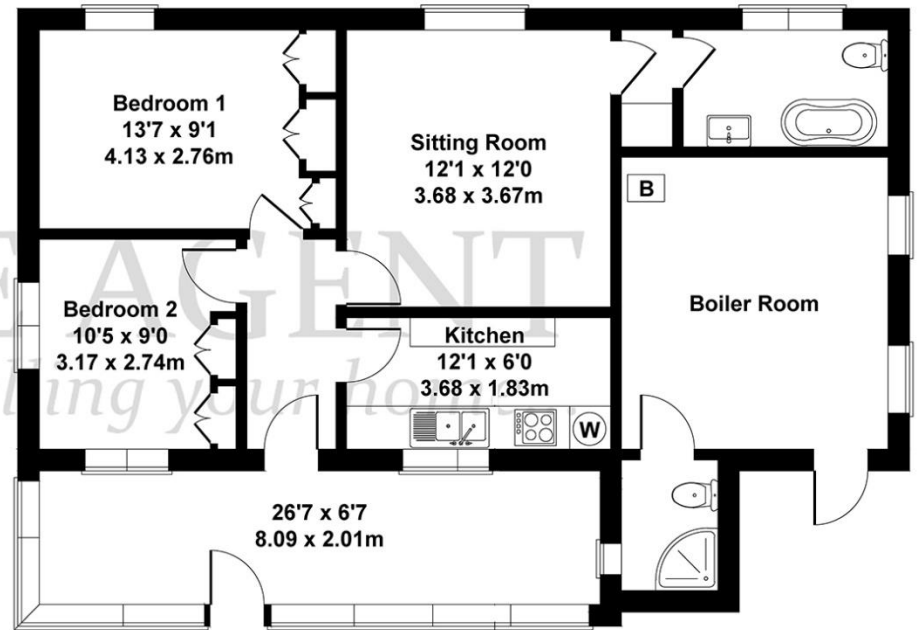




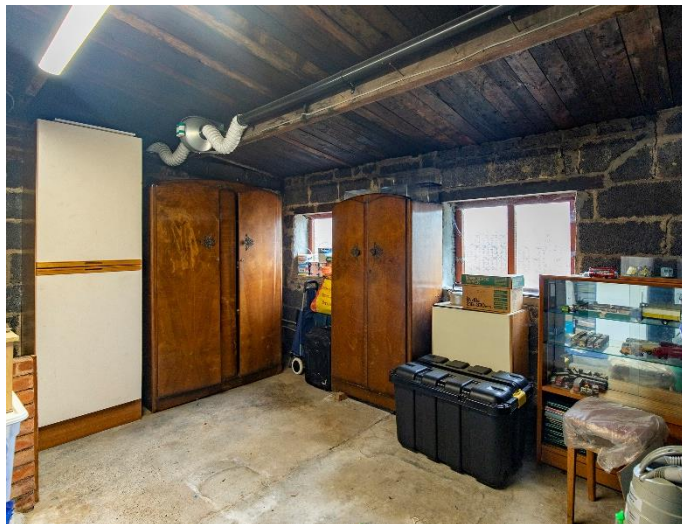
Approximate Gross Internal Area  
1463 sq ft - 136 sq m  
(Excluding Store)



OUTBUILDING



GROUND 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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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.