







WESTFIELD

BARKISLAND | HX4 0BD

This beautifully presented detached stone-built cottage has been finished to a high standard with quality fixtures and fittings throughout.

An internal inspection is a must to appreciate this stunning cottage which has accommodation arranged over two floors and briefly comprises two reception rooms, fitted kitchen with pantry, utility room, two spacious double bedrooms, study, bathroom and ground floor cloakroom.

Outside there is gated parking for several cars on a block paved driveway leading to the double garage. The immaculate garden has been well-tended; to the front of the property there are delightful shrubberies which extend around the side elevation to the rear garden where there is a large stone-flagged patio and a formal Italianate garden.



GROUND FLOOR

Entrance Porch
Entrance Hall
Sitting Room
Kitchen
Pantry
Utility Room
Cloakroom

FIRST FLOOR

Bedroom 1
Bedroom 2
Study
Bathroom

COUNCIL TAX

E

EPC RATING

D

INTERNAL

The property is accessed into the hallway via a glazed porch. A staircase rises to the first floor and there is a useful understairs cloaks cupboard.

The spacious, dual-aspect sitting room features a polished stone fireplace housing a real-flame effect gas fire and French doors give access to the rear garden. Across the hallway is the bright and airy dining room, again with windows to two aspects and a polished stone fireplace housing a real-flame effect gas fire.

The kitchen houses a range of timber wall and base units with complementary worktops inset with a stainless steel sink. Equipment includes a double oven with induction hob and extractor canopy over and an integrated fridge. There is also space for a slot-in dishwasher. Across the hallway is a large pantry with fitted shelving and space for a fridge-freezer. The adjacent utility room is fitted with base units and a stainless steel sink and has plumbing for a washing machine. The ground floor accommodation is completed with a two-piece cloakroom and an external door gives access to the garden.

There are two generously proportioned double bedrooms on the first floor, bedroom 1 benefits from a range of solid timber fronted wardrobes and a useful 'hidden' shower. There is a home office fitted with a built-in desk and providing spacious under-eaves storage. The first floor accommodation is completed by a beautifully appointed contemporary bathroom housing a jacuzzi-style bath, WC and wall-mounted wash basin.

EXTERNAL

To the front of the property a fully enclosed garden with formal shrubberies and a path leading down the side of the house to the rear garden. There is a block paved, gated driveway to the side elevation affording parking for several cars and leading to the detached double garage that has twin electric doors, power, light and a built-in workshop area.

The delightful rear garden comprises a stone-flagged patio, the full width of the house with stone-steps leading up to the Italian style formal garden with flowerbeds interspersed with a pea-gravel walkway. There is space behind the garage for a potting shed.

LOCATION

Barkisland has excellent local amenities including a popular village school, a post office/village store, church, cricket club and two village pubs. The more extensive amenities of Ripponden and West Vale are just 5 minutes' drive away and include a health centre, dental surgery, vets' practice and small supermarkets. There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There are mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

All mains services, gas central heating (boiler located in cupboard in utility room).

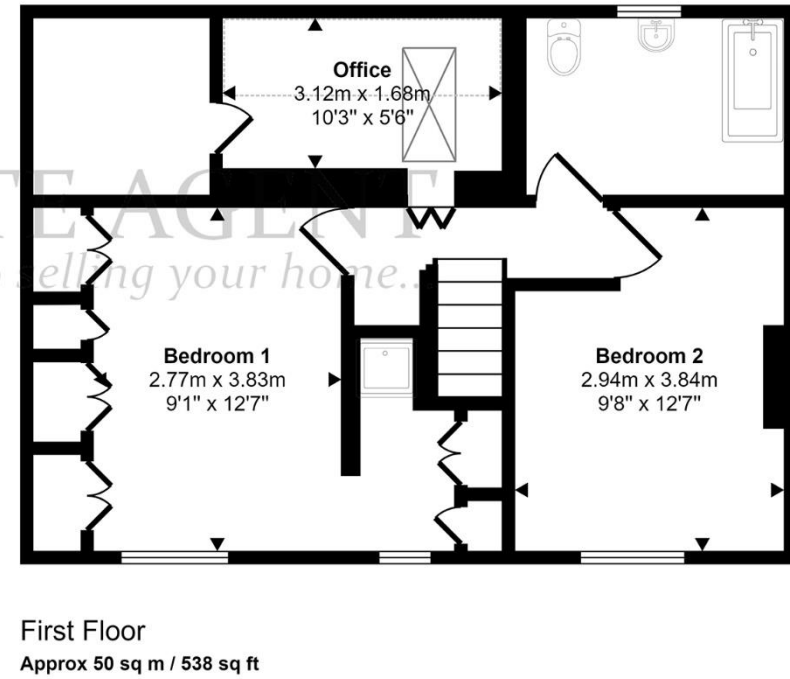
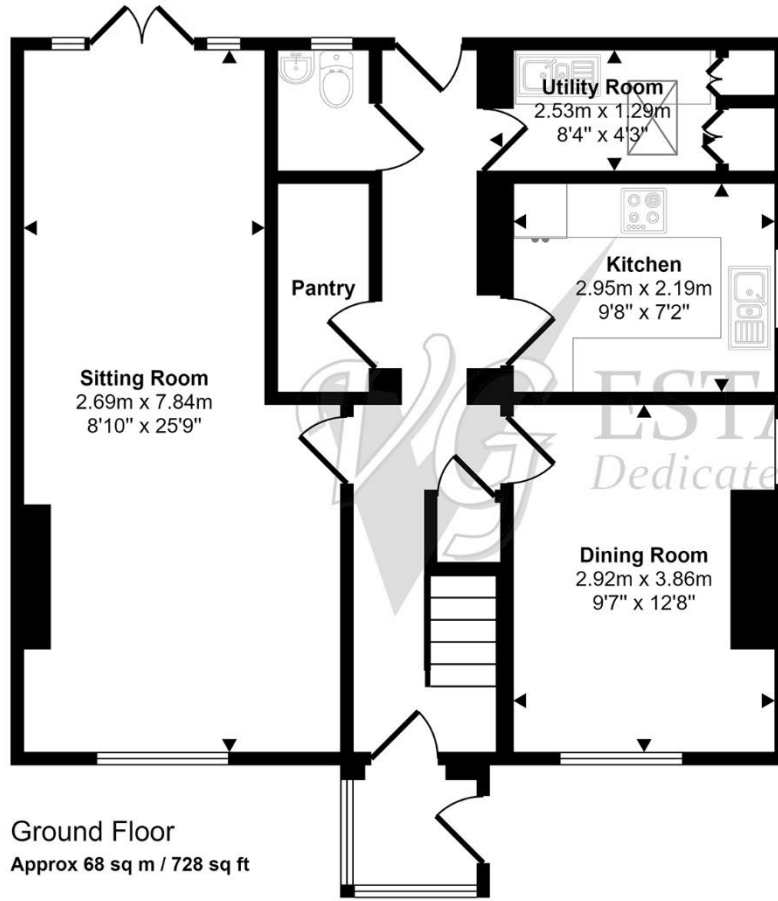
TENURE Freehold.

DIRECTIONS

From Ripponden traffic lights turn into Elland Road and proceed uphill, past the Fleece Inn bearing right towards Barkisland. Continue downhill and Westfield can be found on the left just after the first left hand turn for Long Meadow, indicated by our For Sale board.

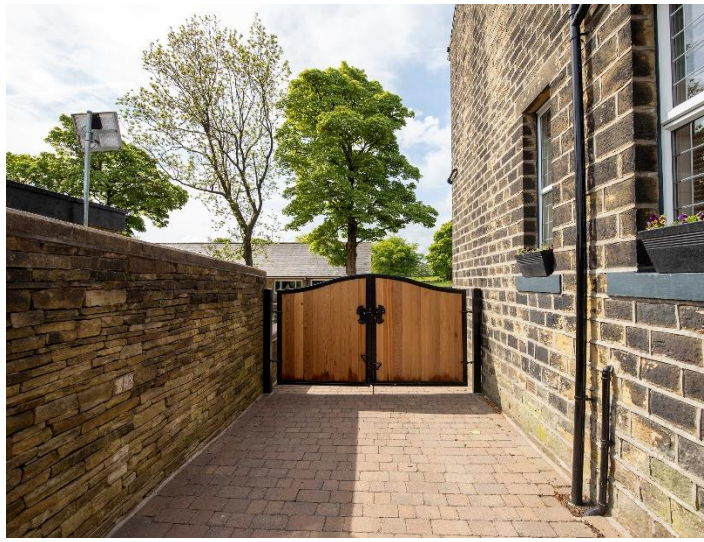


Approx Gross Internal Area
118 sq m / 1267 sq ft



Denotes head height below 1.5m





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

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