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2 ROSE COTTAGE

HARPER ROYD LANE | NORLAND | HX6 3QQ

Enjoying an enviable position in this popular location and having superb far-reaching views, this attractive stone-built semi-detached cottage offers spacious accommodation with many pleasing features.

Accommodation is arranged over two floors and briefly comprises a conservatory entrance giving access to the main entrance hall, well-proportioned sitting room, dining room, stylish kitchen and a study come fourth bedroom. A family bathroom and a modern shower room complement the three first floor bedrooms.

The dining room leads directly out to the private rear garden arranged over a number of levels featuring terraced beds with shrubs and trees, a greenhouse, seating area and small vegetable garden. There is a mature garden to the front of the property and a driveway providing off-road parking.

NO UPWARD CHAIN



GROUND FLOOR

Conservatory
Entrance Hall
Sitting Room
Dining Room
Dining Kitchen
Utility Room
Bathroom
Study / Bedroom 4

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX BAND

D

EPC RATING

TBA

INTERNAL

The property is accessed via the conservatory that enjoys far-reaching views and opens into the bright entrance hall with staircase rising to the first floor and access to the storage cellar.

There are two reception rooms including a spacious sitting room with high ceilings, feature stone fireplace housing a real-flame effect gas fire and built-in storage to one alcove. Sliding doors give access to the dining room which boasts a timber parquet floor and French doors opening into the rear courtyard. The adjacent dining kitchen is fitted with a range of painted timber base and wall units with timber worktops incorporating a ceramic Butler sink with mixer tap. Equipment includes a large Rangemaster stove with five-ring gas hob and extractor canopy over and integrated appliances include a dishwasher, fridge-freezer and microwave. An inner hallway off the dining kitchen gives access to the utility room which has plumbing for a washing machine and houses the central heating boiler; from there a door leads into the well-proportioned study / fourth bedroom. Completing the ground floor accommodation is a three-piece bathroom housing a WC, bath and wash basin mounted in a vanity unit.

There are three double bedrooms located on the first floor, all enjoying panoramic views over the Ryburn valley, Bedroom 1 is particularly spacious and features a painted Victorian fireplace to the chimney breast. Bedroom 2 benefits from useful built-in storage. The bedrooms are complemented by a fully-tiled three-piece shower room housing a shower/steam cubicle with seat and lighting, WC and pedestal wash basin.

EXTERNAL

To the front of the property is a mature garden on two levels with an abundance of mature shrubs and trees, and an area for alfresco dining. There is a gated driveway providing parking for two vehicles, and fantastic open views across the Ryburn Valley. At the rear of the property there is a mature cottage garden comprising flagged patio area with mature shrub borders, steps leading to a raised patio area with greenhouse and brick barbeque.

LOCATION

2 Rose Cottage is only minutes away from rural moorland yet enjoys the convenience of nearby Sowerby Bridge and its extensive amenities, which include a supermarket, leisure centre and a wide range of shops, pubs and restaurants. The property also lies in the catchment area for Norland primary school, which has an excellent reputation and there is a popular golf club and local gastro pubs in nearby Barkisland and Ripponden. There is a mainline railway station in Sowerby Bridge and the M62 is only 15 minutes away.

SERVICES

All mains services. Gas central heating, boiler located in Utility Room. UPVC double glazing.

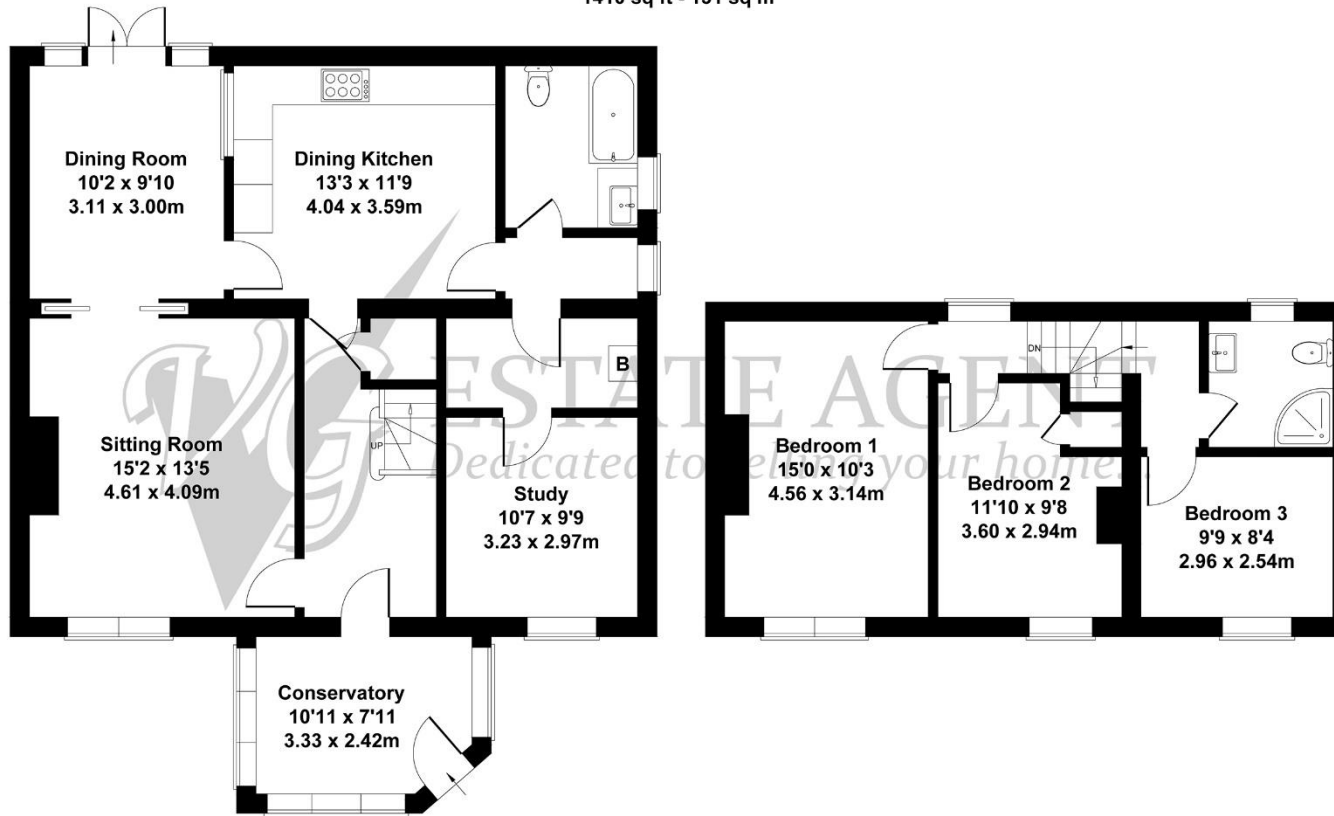
TENURE Freehold.

DIRECTIONS

From Ripponden proceed up Elland Road past the Fleece Inn and at the brow of the hill turn left at the signpost to Norland. Continue past the old Moorcock Inn and turn left into Hob Lane passing the Hobbit Hotel on your right. 2 Rose Cottage is 500yds further along the road on the right hand side; for viewing purposes please park on the road.



Approximate Gross Internal Area
1410 sq ft - 131 sq m



GROUND FLOOR

FIRST FLOOR





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