







46 RYLANDS PARK

RIPPONDEN | HX6 4JH

This immaculately presented detached home is located on the sought after Rylands Park development and is ideal for the growing family whilst also providing space for someone working from home offering flexibility of use.

This spacious **FOUR BEDROOM / THREE BATHROOM** home is arranged over three floors and includes a well-proportioned living room with Juliet balcony enjoying far-reaching views and a newly updated dining kitchen with French doors into the garden.

Outside is a driveway providing off road parking and access to the semi-detached single garage, a fully enclosed rear garden and external home office / storage room.



GROUND FLOOR

Entrance Hall
Sitting Room
Bedroom 4
Shower Room

LOWER GROUND FLOOR

Dining Kitchen
Utility Room
Cloakroom

EXTERNAL

Detached Single Garage
Office / Hobbies Room

FIRST FLOOR

Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
House Bathroom

COUNCIL TAX

E

EPC RATING

C

INTERNAL NOTES

On the ground floor is a spacious entrance hall, sitting room with Juliet balcony enjoying views across the neighbouring hillside, a double bedroom and a three-piece shower room.

On the lower ground floor, the dining kitchen houses a new Shaker-style kitchen with 1½ bowl black sink, double NEFF oven, induction hob and integrated appliances which include a dishwasher, fridge and freezer. There is an adjacent utility room with plumbing for a washing machine and space for a dryer, as well as a cloakroom with WC and basin.

On the first floor there are three bedrooms which are complemented by an ensuite shower room to the master bedroom and a three-piece family bathroom.

EXTERNAL

To the front of the property is a driveway providing parking and access to semi-detached garage, and a level lawn with flagged path to the entrance.

At the rear is a fully enclosed garden with a large patio and level lawn accessed from the dining kitchen.

Beneath the garage and accessed from the rear garden is a recently updated home office with heating and power.

LOCATION

Rylands Park is within easy walking distance of the excellent amenities of Ripponden, which include a village school, health centre, dental practice, vets and a selection of shops, bars and restaurants.

The M62 is within 15 minutes' drive providing excellent commuter links. There are mainline railway stations in nearby Sowerby Bridge and Littleborough with direct lines to Leeds and Manchester. A regular bus service is within a few minutes' walk.

SERVICES

All mains services. Gas central heating with hot water radiators (new boiler located in utility room).

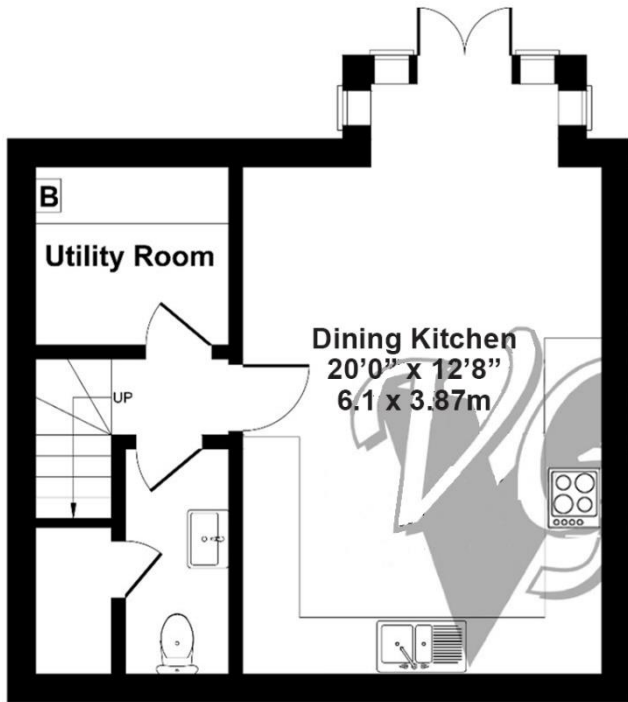
TENURE Freehold.

DIRECTIONS

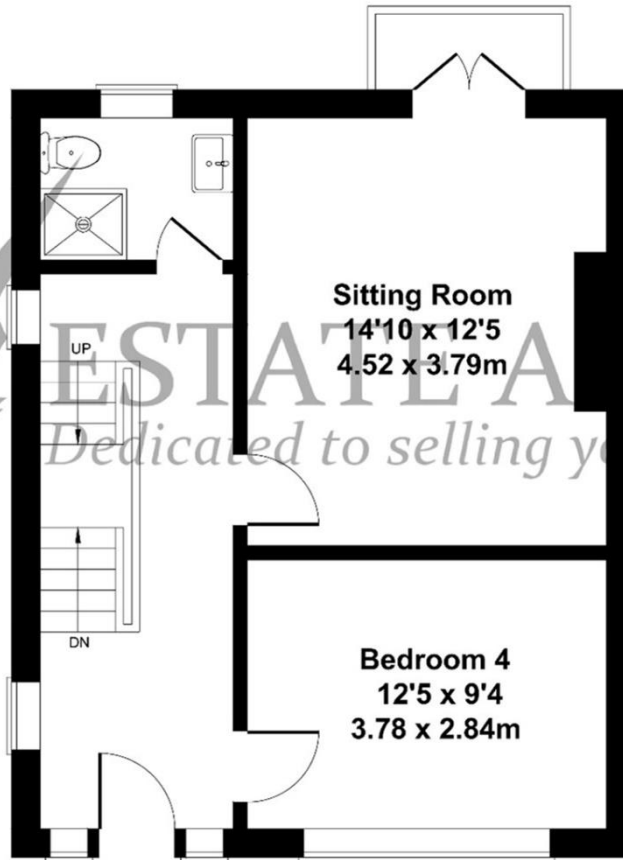
From Ripponden traffic lights proceed up Rochdale Road for approximately one mile (passing the former Butcher's Arms pub) and take the next left into Rylands Park. Proceed downhill, and No. 46 can be found on the right-hand side.



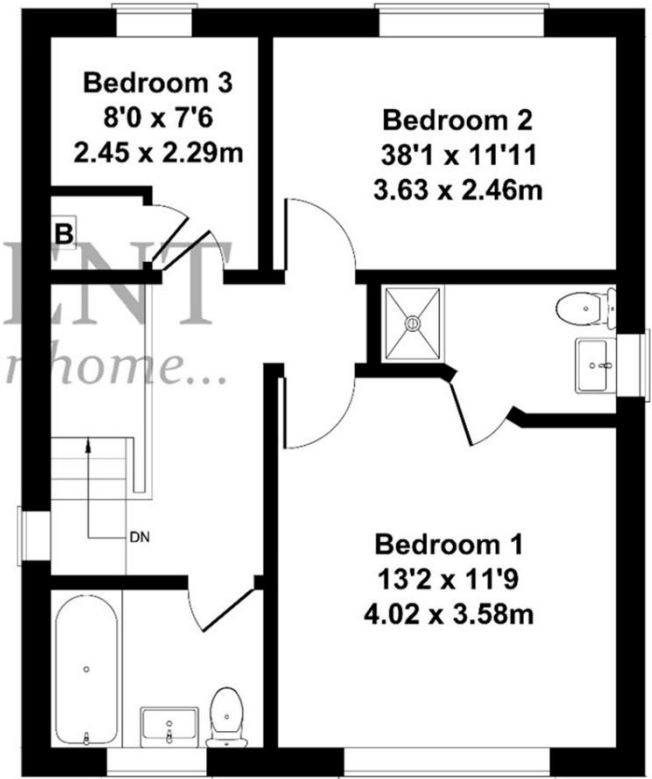
Approximate Gross Internal Area
1335 sq ft - 124 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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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.