





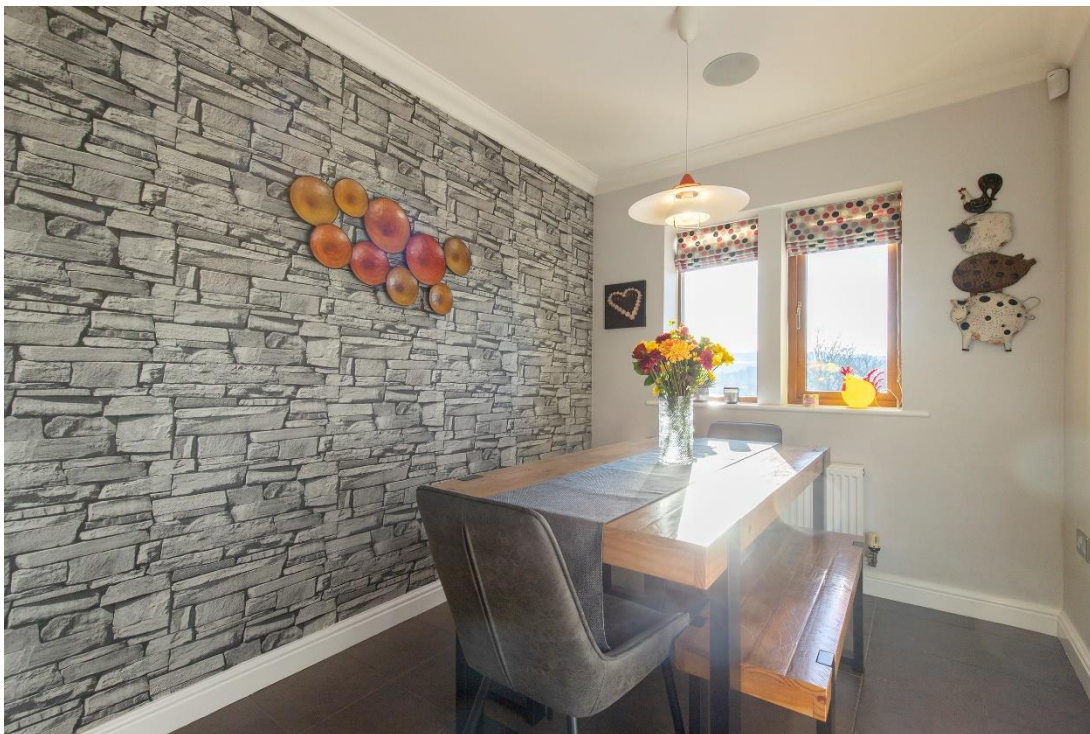
# 15 THE MEADOWS

FRIENDLY | HX6 2UN

This beautifully presented detached home is situated on a small, exclusive development conveniently located between Friendly and Sowerby Bridge, enjoying far-reaching open views.

The property has been finished to a high standard with quality fixtures and fittings throughout, accommodation is arranged over three levels and includes a dual aspect sitting room, large dining kitchen, separate utility room, four first floor bedrooms, snug / bedroom 5, family bathroom, en-suite shower, two cloakrooms and an integral double garage with electric door.

Externally there is generous off-road parking to the front aspect and to the rear there is a fully-enclosed landscaped terraced garden with patios, decking and lawns.



**GROUND FLOOR**  
Snug / Bedroom 5  
Utility Room  
Cloakroom  
Integral Garage

**FIRST FLOOR**  
Sitting Room  
Dining Kitchen  
Cloakroom

**COUNCIL TAX**  
E

**SECOND FLOOR**  
Bedroom 1  
En-suite Shower  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom

**EPC RATING**  
C

## INTERNAL

The property is entered into the ground floor entrance hall via a storm porch. On this level there is a snug/bedroom 5, utility room with plumbing for a washer and space for a dryer, a two-piece cloakroom and access into the integral double garage which has an electric door.

The spacious dual aspect sitting room is located on the first floor and enjoys fabulous far-reaching views to the front aspect and features a contemporary wall-mounted gas fire. French doors access the sheltered rear patio and landscaped gardens.

The dual aspect dining kitchen is fitted with shaker style units with timber work surfaces incorporating a stainless steel 1½ bowl sink. Equipment includes a Bosch oven with four-ring gas hob and extractor canopy over plus integrated dishwasher, fridge and freezer. The first floor accommodation is completed with a two-piece cloakroom and there is a door from the landing leading directly to the rear garden.

The four bedrooms are located on the second floor, the large master bedroom enjoys panoramic views and benefits from built-in wardrobes and a three-piece en-suite shower room housing a walk-in shower, WC and wall-mounted wash basin. Bedroom 3 is currently utilised as a cinema room. The second floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

## EXTERNAL

To the front of the property there is generous off road parking on a block paved driveway, in front of the integral garage. A path leads round the side of the property and up steps to the fully enclosed rear garden. Adjacent to the rear of the house is a sheltered, stone flagged patio and steps lead up to the level garden which has been divided into distinct areas comprising a block paved patio and barbecue area with timber arbour, level lawns and a sundeck bordered by raised planters, from where fabulous views can be enjoyed. A further flight of timber steps lead up to the upper sloping lawn.

## LOCATION

Friendly is conveniently situated between Sowerby Bridge and Hebden Bridge, being within a few minutes' drive of mainline railway stations at Halifax, Sowerby Bridge and Mytholmroyd and only 20 minutes' drive from the M62 motorway (J24), providing easy access to Manchester, Leeds and beyond. There is a village school, shop/post office and regular bus service.

## SERVICES

All mains services. Gas central heating with new boiler located in garage. UPVC Windows. Electric car charging point, CCTV with APP connectivity, intruder alarm, ceiling and wall speakers in garage, dining kitchen, bedrooms 1, 2 and 3 and decking area. Programmable lighting control and Nest heating control.

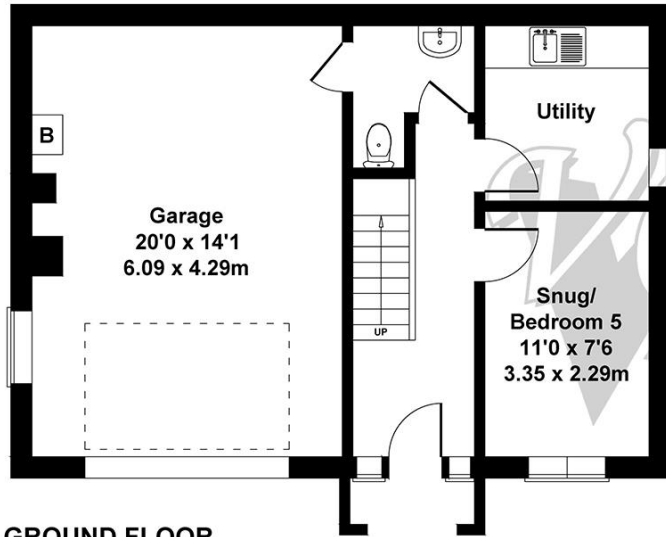
**TENURE** Freehold.

## DIRECTIONS

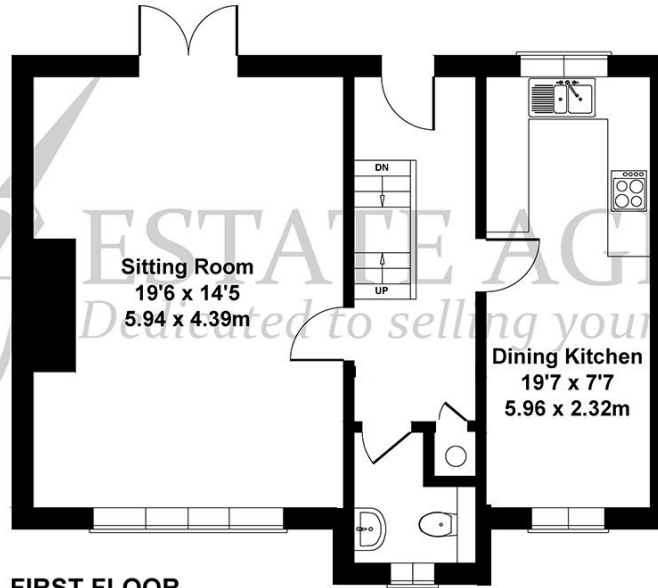
From Ripponden take the Halifax Road to Sowerby Bridge and proceed to the traffic lights in the centre of town, turning left up Tuel Lane. At the top of Tuel Lane turn left into Burnley Road. Continue ahead into the village of Friendly, and the entrance to The Meadows can be found on the left hand side. Proceed into the development and fork left, number 15 is on the left hand side, the middle of three properties.



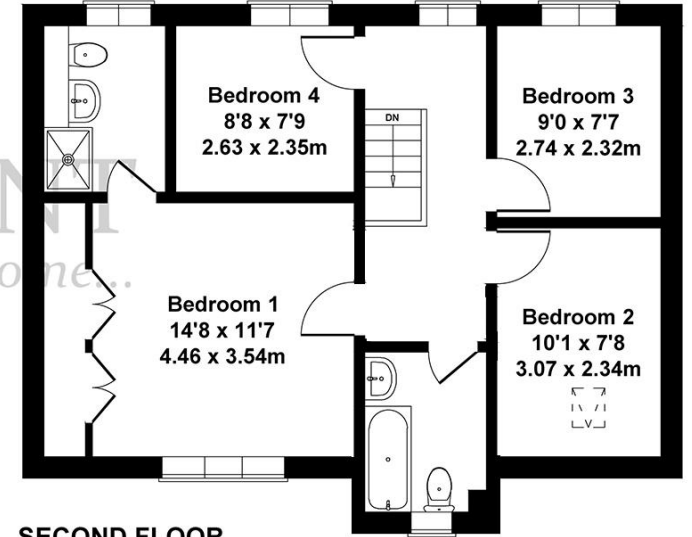
Approximate Gross Internal Area  
1711 sq ft - 159 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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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