



**River Lodge  
Bar Lane  
Ripponden  
Sowerby Bridge  
HX6 4EX**



OCCUPYING A DELIGHTFUL, TRANQUIL LOCATION AN IMPRESSIVE DETACHED TRUE BUNGALOW WITH LOVELY ESTABLISHED GARDENS AND OVERLOOKING THE RIVER RYBURN TOGETHER WITH OPEN ASPECT BEYOND.

The property is available with vacant possession and provides a generous level of accommodation with local shops in Ripponden, close to Rishworth school and accessible for the M62 motorway. Briefly comprising entrance porch, entrance hall, living room, dining room, kitchen, study, conservatory, master bedroom with en suite, two further bedrooms and bathroom. Externally there is off road parking for a number of vehicles, double garage and well stocked established gardens.

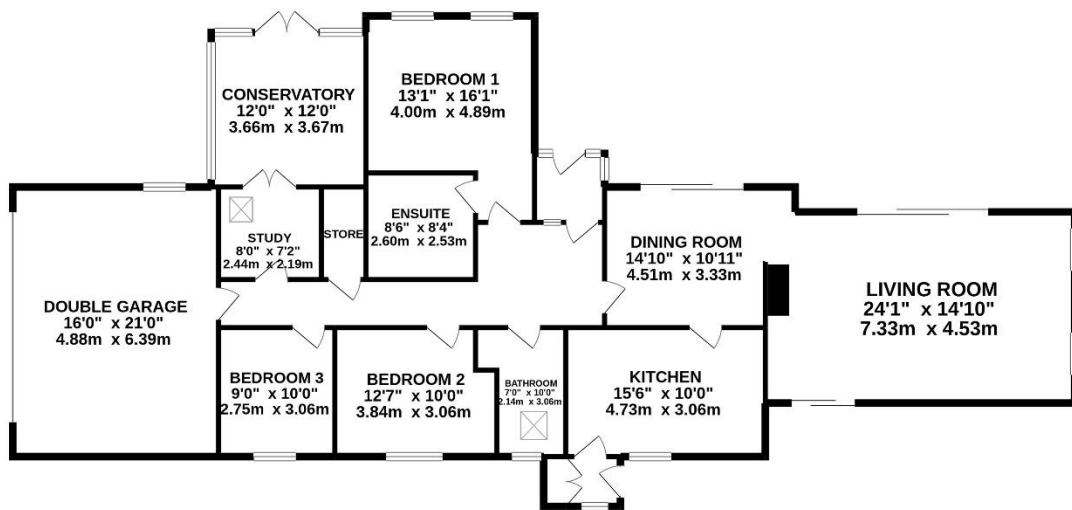
**Offers around: £500,000**



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## THE ACCOMMODATION COMPRISES

A timber and sealed unit double glazed door opens into an entrance porch, this has sealed unit double glazed windows to either side of the door, there is a ceiling light point, exposed stonework and a quarry tiled floor. From here a timber panelled door opens into the entrance hall, adjacent to the door there is a sealed unit double glazed window, there is additional light from two Velux double glazed windows together with a sun tube, there are inset ceiling spotlights, herringbone wood effect flooring which runs through into the dining room. There is loft access, courtesy door to the double garage, central heating radiator and a useful store room which measures 7'2" x 3'5". From the hallway access can be gained to the following:-



## LIVING ROOM

24' x 14'10" (7.32m x 4.52m)

This generously proportioned principal reception room has lots of natural light with aluminium double glazed sliding patio doors to both front and rear elevations together with two sealed unit double glazed windows to the gable, the patio doors to the front open out onto a wonderful established garden enjoying some lovely views over the river Ryburn and beyond. There is a ceiling light point, inset ceiling speakers, two convector heaters and as the main focal point of the room there is a random stone fireplace with open grate, raised hearth and recessed area with book shelving.

## LIVING ROOM



## **DINING ROOM**

14'2" x 10'8" (4.32m x 3.25m)

This is situated adjacent to the living room and has a bank of aluminium sealed unit double glazed windows with central sliding patio door, once again providing plenty of natural light and enjoying a wonderful aspect over the property's garden and with lovely views beyond. There is herringbone wood effect flooring, beamed ceiling with ceiling light point, four wall light points and a central heating radiator. From the dining room there are doors giving access to the kitchen and main entrance hall.



## **KITCHEN**

15'6" x 10' (4.72m x 3.05m)

This has a sealed unit double glazed window, two sun tubes together with ceiling spotlights, beams, quarry tiled floor, central heating radiator and fitted with a range of base and wall cupboards, drawers, overlying tiled worktops with tiled splashbacks, there is an inset two and a half bowl stainless steel sink with chrome mixer tap, range style cooker with five burner gas hob and twin ovens beneath and a timber and frosted glazed door leading to an entrance porch with frosted sealed unit double glazed window, timber and frosted double glazed door, central heating radiator, inset ceiling spotlight, cloaks cupboard and quarry tiled floor.

### **STUDY**

7'2" x 8' (2.18m x 2.44m)

This has a Velux double glazed window, ceiling light point, central heating radiator and twin PVCu double glazed French doors opening into the conservatory.

### **CONSERVATORY**

12' x 12' (3.66m x 3.66m)

With laminate flooring, exposed stonework and with PVCu double glazed windows and French doors providing an abundance of natural light and taking advantage of the delightful aspect over the property's garden, river Ryburn and views beyond.



### **BEDROOM ONE**

16' maximum x 13' (4.88m maximum x 3.96m)

A good sized double room with two PVCu double glazed windows together with aluminium double glazed patio doors which open out onto the garden and once again with a lovely aspect beyond. There are inset ceiling spotlights, central heating radiator and a good range of fitted furniture including two banks of wardrobes with additional storage cupboards over, dressing table with pelmet downlighter and mirror together with drawers beneath and two bedside tables with drawers beneath together with two wall light points above the bed.

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## BEDROOM ONE



### EN SUITE

8'7" x 8'4" (2.62m x 2.54m)

With a light well, inset ceiling spotlights, extractor fan, floor to ceiling tiled walls to three elevations, tiled floor, central heating radiator, heated towel rail and having fitted cupboards, shaver socket and suite comprising vanity unit incorporating wash basin, bidet, low flush WC with concealed cistern and large walk in shower with sliding glass door and chrome power shower fitting.



### BATHROOM

9'10" x 7' maximum (3.00m x 2.13m maximum)

With a frosted sealed unit double glazed window, Velux double glazed window, inset ceiling downlighters, central heating radiator, heated towel rail, shaver socket and fitted with a suite comprising vanity unit incorporating wash basin with chrome mono bloc tap, low flush WC with concealed cistern and recessed panelled bath with tiled surround, glazed shower screen and chrome power shower fitting over.



## BEDROOM TWO

12'7" x 10' (3.84m x 3.05m)

A double room with a timber and sealed unit double glazed window with pleasant wooded aspect, there are two ceiling light points and central heating radiator.



## BEDROOM THREE

10' x 9' (3.05m x 2.74m)

A double room situated adjacent to bedroom number two and enjoying a similar aspect through a timber and sealed unit double glazed window, there is a ceiling light point and central heating radiator.



## OUTSIDE

### PARKING

The property is approached through a five bar timber gate onto a tarmac driveway which provides off road parking for a number of cars as well as giving access to the double garage.

### DOUBLE GARAGE

21' x 16' (6.40m x 4.88m)

With an electric up and over door, courtesy door to the main entrance hall, there is a timber and sealed unit double glazed window, central heating radiator, there is a wall mounted Ideal Logic gas fired central heating boiler, plumbing for automatic washing machine and single drainer stainless steel sink with cupboards beneath. There are two ceiling light points and a loft access.

### GARDENS

The back of the property faces onto Bar Lane where there is a wide flagged pathway which gives access to an entrance porch which in turn leads to the kitchen and this continues across the bungalow and down the far side which is also flagged and leading to the main garden. The garden has a crazy paved patio which can be accessed from the patio doors in the living room, dining room and master bedroom. Beyond this there is a shaped lawned garden with planted trees, flowers and shrubs, from here there are three steps leading down to a further lawned garden which looks directly over the river Ryburn and with lovely views beyond.



## GARDENS



## GARDENS



## GARDENS



## ADDITIONAL DETAILS

### CENTRAL HEATING

The property has a gas central heating system.

### DOUBLE GLAZING

The property has sealed unit double glazing.

### DIRECTIONS

Proceed out of Ripponden along the Oldham Road then shortly before Rishworth school turn right onto Bar Lane and continue for 0.3 of a mile and then turn left by the 10mph speed sign and continue down the hill, follow the road around to the left where the bungalow will be found straight ahead just before the road bends around to the right.

### VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

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