



Higher Park Royd Drive, Ripponden, HX6 3HU
Offers in the region of £370,000

E&H Edkins Holmes
ESTATE AGENTS

An individually designed, executive detached property situated on a quiet private road in Kebroyd. The property benefits from four bedrooms (two with ensuite) and a well proportioned living/dining/kitchen. This home has been built by a reputable local builder to a high standard both externally and internally, this is illustrated by the attention to detail with in the property such as the electric vehicle power point, Yorkshire stone path, brushed steel switches with integrated USB points, outdoor lighting and the quality fittings used throughout the property. There is driveway parking for three cars and a sun terrace with rural views. This will make an ideal home for a professional couple or family.



To The Ground Floor

Entrance Hall

Double glazed door to the front. Double glazed window to the side. Radiator.

Bedroom Two

Double glazed windows to the front and side. Radiator.

En suite

Double glazed windows to the side. Shower cubicle. Wash hand basin. Partially tiled. W/C. Chrome towel radiator. Extractor fan.

Cloakroom

W/C. Wash hand basin. Chrome towel radiator. Extractor fan.

Open Plan Living/Dining/Kitchen

Double glazed windows to the front and side. Fitted kitchen with wall and base units. Sink. Undercounter Neff electric double oven. Neff five ring gas hob. Cooker hood. Quartz counter tops. Integrated fridge freezer and two wine fridges. Integrated dishwasher. Designer radiators.

To The Lower Ground

Bedroom One

Double glazed window to the side. Radiator.

En suite

Double glazed window to the side. Wash hand basin. Shower cubicle. Partially tiled. Chrome towel radiator.

Bedroom Three

Double glazed windows to the side. Radiator.

Bedroom Four

Double glazed window to the side. Radiator.

Bathroom

Chrome towel radiator. Bath. Walk in shower cubicle. Wash hand basin. Extractor fan. Partially tiled.

To The Outside

Parking

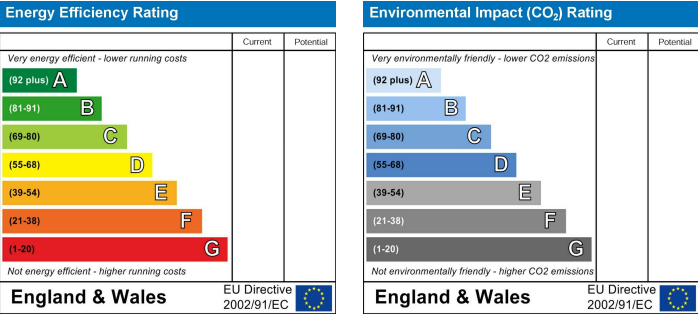
Parking for two cars and electric vehicle charging points.

Sun Terrace

Views over fields. Power point.

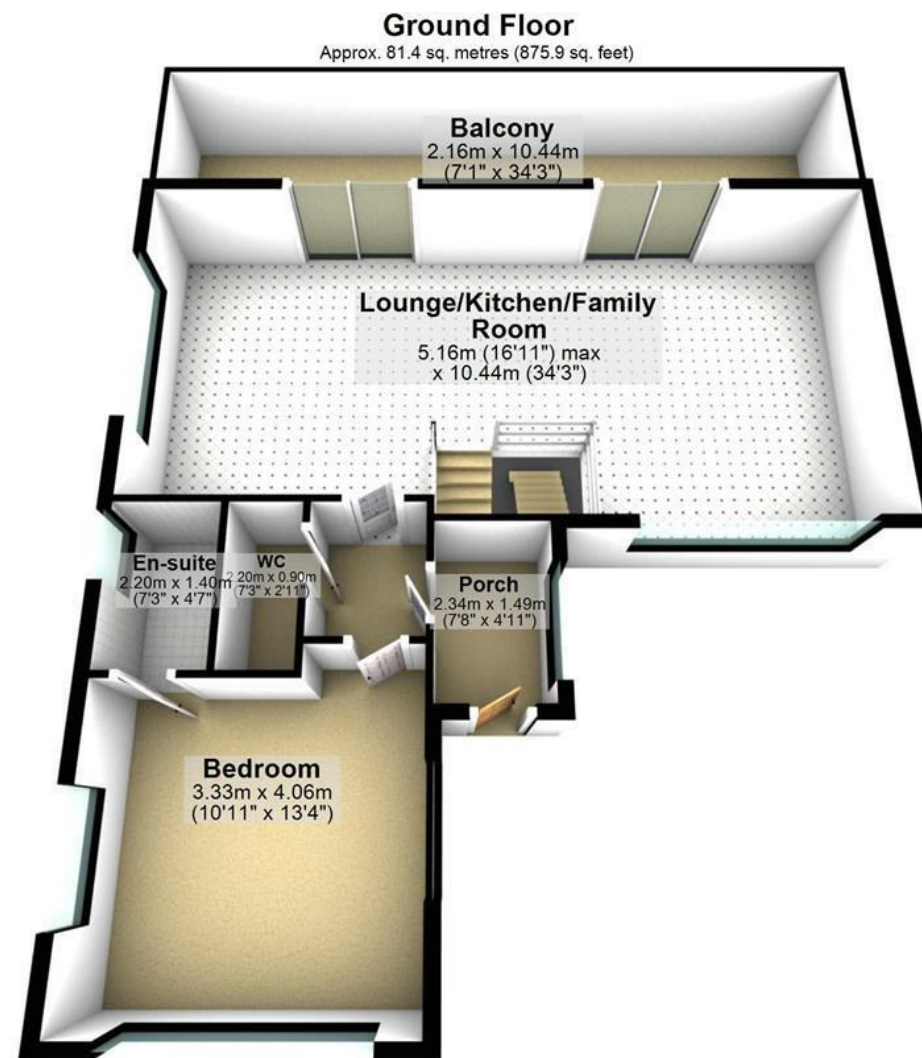
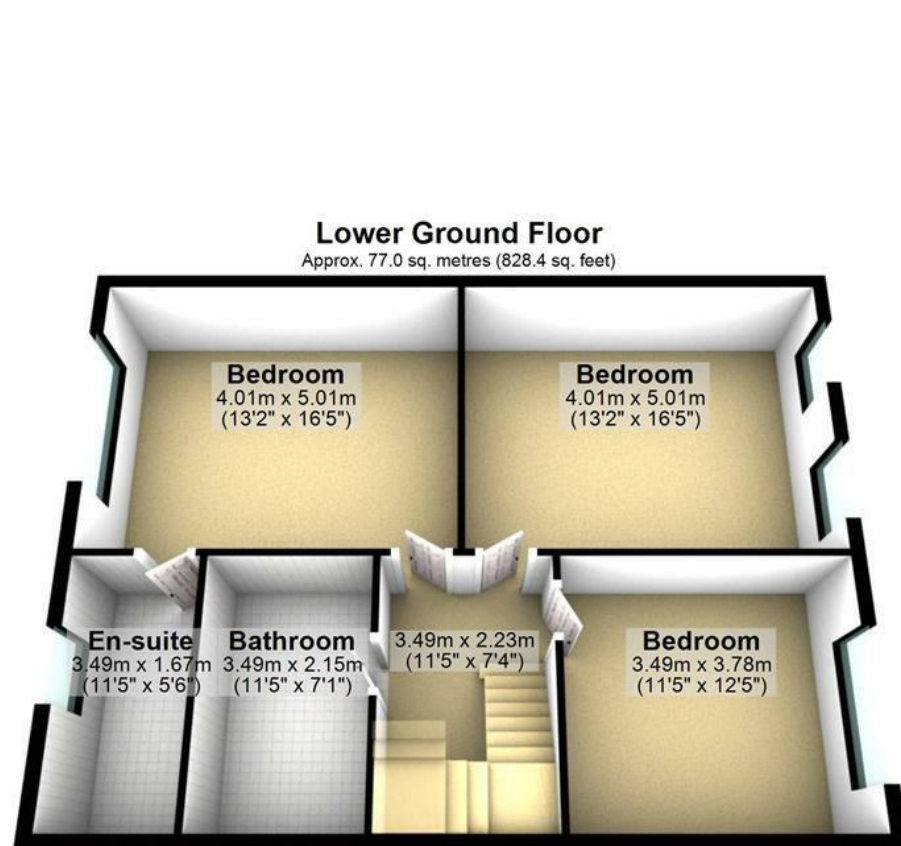
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Total area: approx. 158.3 sq. metres (1704.3 sq. feet)

For Illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.