

Charnock Bates

The Country, Period and Fine Home Specialist



Lalit House

Rochdale Road, Ripponden, HX6 4JT





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Ripponden
HX6 4JT

Guide Price: £575,000



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Summary Description

Lalit House is a deceptively spacious newly built detached property having unique accommodation set out over four floors, offering prospective purchasers the opportunity to adapt the current layout to suit their individual requirements. Ideally situated for local amenities within Ripponden Village including the doctors surgery, both primary and secondary schools along with excellent access to the M62 motorway network. Enjoying far reaching views from an elevated position across the Ryburn Valley, this individually designed home requires an early internal inspection to be truly appreciated.

Internally the property briefly comprises; entrance hall, integral garage, bathroom and two bedrooms to the ground floor. Lounge, dining room, utility, open plan living/kitchen and WC to the lower ground floor. Sitting room, games room and snug to the lowest ground floor. Two bedrooms, with the principal bedroom boasting an ensuite bathroom and dressing area and the second bedroom having an ensuite shower room to the first floor.



Location

The property is within walking distance to Ripponden which is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. The centre of Ripponden benefits from many fine eateries, bars, health centre, pharmacy, library and shops yet still remains close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area.



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General Information

The uPVC entrance door provides access into the spacious entrance hall with mullion windows to the front elevation. Leading through to the hallway providing access to two double bedrooms and house bathroom having a four piece suite comprising; low flush WC, wash hand basin with mixer tap, panelled bath, walk in shower with rainfall shower head attachment, chrome ladder heated towel rail, tiled splashbacks, inset ceiling spotlights and uPVC frosted window to the rear elevation. An open staircase from the hallway leads down to the lower ground floor hallway with understairs storage cupboard. A door leads through to the WC having a two piece suite comprising; low flush WC, wash hand basin with mixer tap, inset ceiling spotlights, tiled splashback with a door leading through to cupboard space housing the gas central heating boiler and hot water cylinder.

The heart of this family home is the open plan living kitchen area boasting an extensive range of fitted wall, drawer and base units with contrasting granite worksurfaces, undermounted sink with mixer tap, inset ceiling spotlights, marble effect tiled flooring, space for a freestanding fridge freezer, uPVC windows to the front elevation with patio doors to the side elevation leading onto the terrace. Integral appliances include AEG double electric oven, dishwasher, five ring gas hob and overhead extractor hood. An open doorway leads through to the dining room with an open fireplace with timber mantle and stone hearth and sliding doors to the front elevation lead out into the garden creating an ideal space for summer evenings entertaining family and friends.





Leading through to the fantastic lounge with uPVC windows to both the front and side elevation and open fireplace with timber mantle and stone hearth providing an ideal place to relax. The developer will make a pre agreed contribution towards a stove for both the dining room and lounge. Completing the lower ground floor accommodation is the utility room with fitted base and drawer units with contrasting laminate worksurfaces, inset stainless steel sink with mixer tap, plumbing for a washing machine, space for a dryer, inset ceiling spotlights and marble effect tiled flooring.

A staircase off the lower ground floor hallway leads down to further accommodation with an additional three reception rooms offering a truly unique space that would suit a variety of uses ideal for teenagers, extended family or those looking for space to work from home.





An open staircase from the ground floor hallway leads to the first floor landing accessing two further bedrooms, with the second bedroom having an ensuite shower room with a three piece suite comprising; low flush WC, wash hand basin with mixer tap, glass sliding door shower with rainfall shower head attachment, tiled splashbacks and inset ceiling spotlights.

The generous principal bedroom boasts a walk in wardrobe/dressing area with eaves storage and ensuite bathroom having a four piece suite comprising; panelled bath with mixer tap, vanity unit with inset wash hand basin and storage, low flush WC, walk in shower with rainfall shower head attachment, velux skylight windows, tiled splashbacks and inset ceiling spotlights.

Externals

The paved driveway can be accessed directly off Rochdale Road providing parking for approximately four cars with additional parking available in the spacious garage with electric roller door, uPVC external door and electric power points. To the front of the property is a paved terrace area enjoying far reaching panoramic views across the village and beyond from an elevated position forming an ideal area for alfresco dining. Steps lead down to the main garden area which we are advised will be laid to lawn. The property benefits from solar panels to the roof.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC



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Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services with drainage being directed to the mains via a pumping station. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

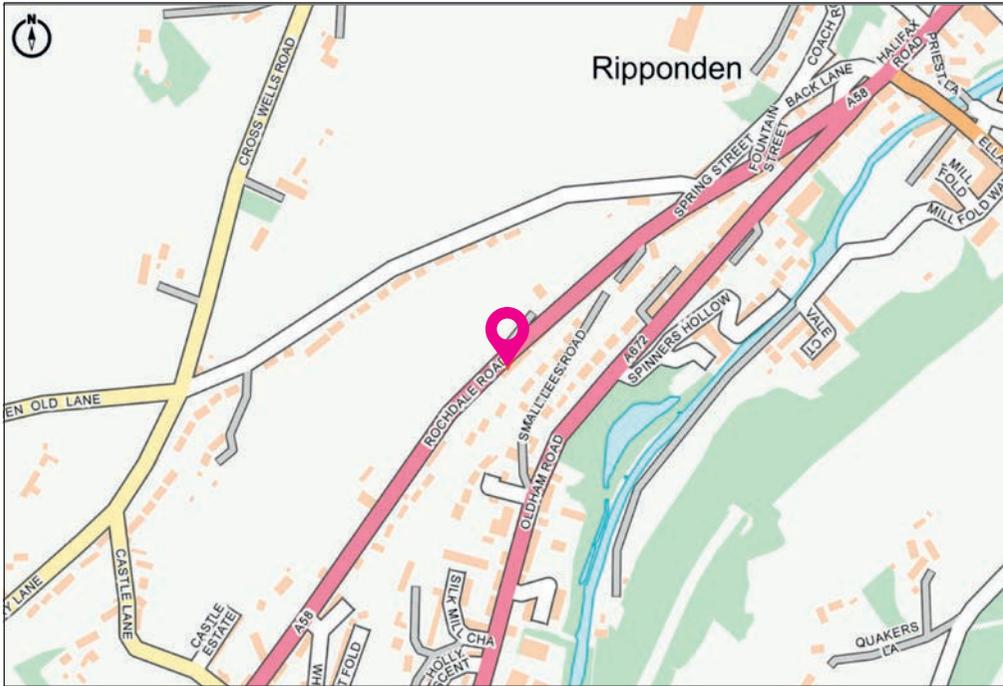
Tenure

Freehold



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Directions

From the Ripponden office continue forward on the A58 Rochdale Road for a short distance until reaching Lalit House on your left hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX6 4JT**

Local Information

Nearest Stations

Sowerby Bridge	3.4 miles
Halifax	6.2 miles

Nearest Schools

Ripponden Junior & Infant School	0.5 miles
Rishworth School	1.3 miles
Ryburn Valley High School	3.5 miles

Motorway Network

Junction 23, M62	4.7 miles
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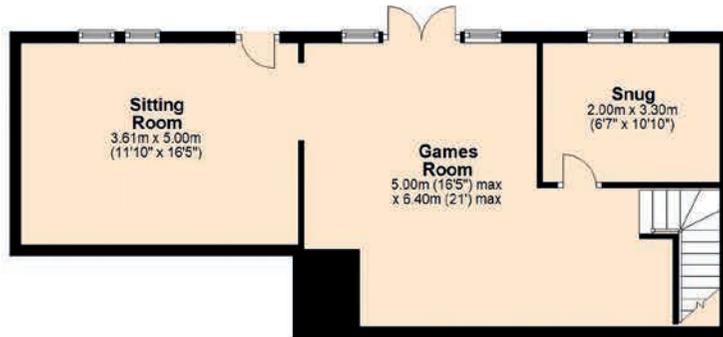


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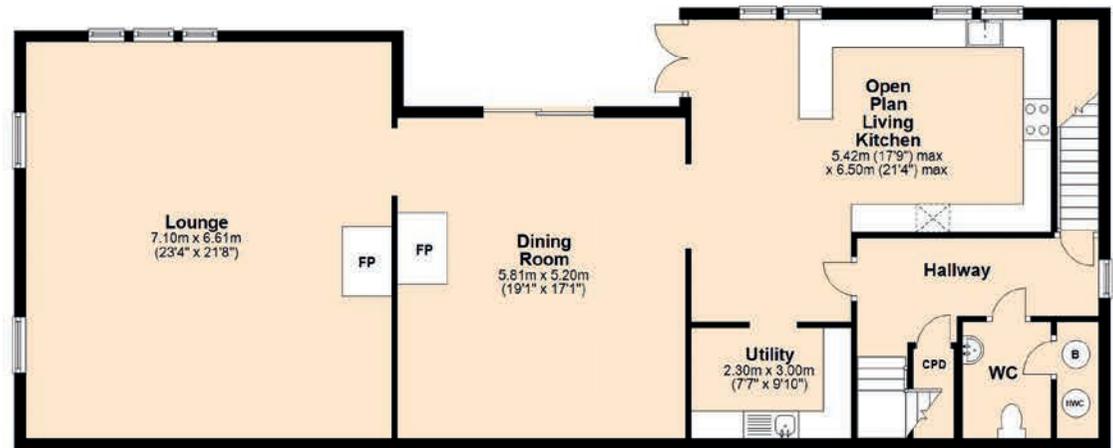


Floor Plans

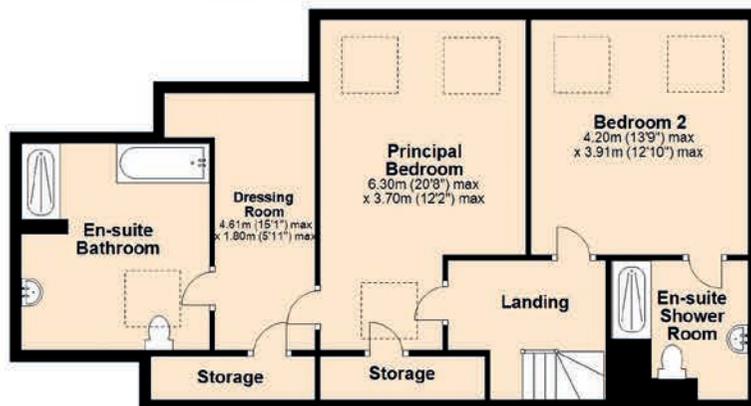
Lowest Ground Floor



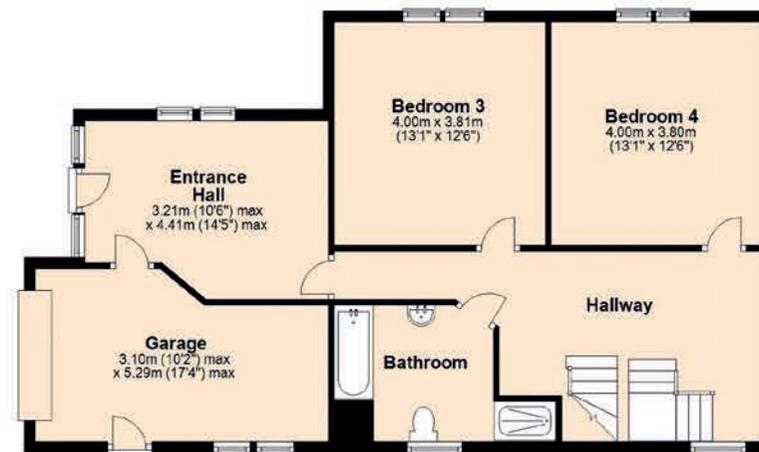
Lower Ground Floor



First Floor (Restricted Head Height)



Ground Floor



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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk