

Peter David

Properties Ltd

Residential Sales and Lettings



Heathfield Rise, Rishworth

Offers In The Region Of £595,000





Nestled in the charming area of Heathfield Rise, Rishworth, Sowerby Bridge, this splendid detached house offers an abundance of space and comfort, perfect for family living. With six generously sized bedrooms, including a master suite complete with an en suite bathroom, dressing room, and a private study/home office, this property is designed to cater to modern lifestyles.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious entrance hall. The ground floor boasts two inviting reception rooms, ideal for both relaxation and entertaining. The lounge provides a cosy atmosphere, while the dining room flows seamlessly into the conservatory, allowing for an abundance of natural light and views of the surrounding garden.

The well-appointed kitchen is perfect for culinary enthusiasts, and the adjacent utility room adds practicality to daily chores. For added convenience, there are two ground floor WCs and a bedroom with an en suite shower room, making it suitable for guests or multi-generational living.

As you ascend to the first floor, you will find five additional bedrooms, each offering ample space and comfort. The house bathroom serves these bedrooms, ensuring that family needs are met with ease. The master bedroom is a true retreat, featuring not only an en suite but also a dressing room, study and access to a delightful balcony, perfect for enjoying morning coffee or evening sunsets.

This property is a rare find, combining spacious living areas with thoughtful design elements, all set in a desirable location. Whether you are looking for a family home or a place to entertain, this house on Heathfield Rise is sure to impress.

- Spacious detached home in desirable Heathfield Rise, Rishworth.
- Ground floor bedroom with en suite
- Six generously sized bedrooms.
- Master suite with en suite, dressing room, study and balcony.
- Two reception rooms and a bright conservatory.
- Ideal for families and multi-generational living.
- Council tax band - F
- EPC Rating - D

External

The property benefits from gardens to both the front and rear. To the front, a gated driveway provides ample off-road parking alongside a lawned garden. To the rear, there is a spacious garden featuring a lawn, patio area and a variety of well-established plants and shrubs, creating an attractive outdoor space.

Directions

Please use post code HX6 4RS for sat nav directions.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



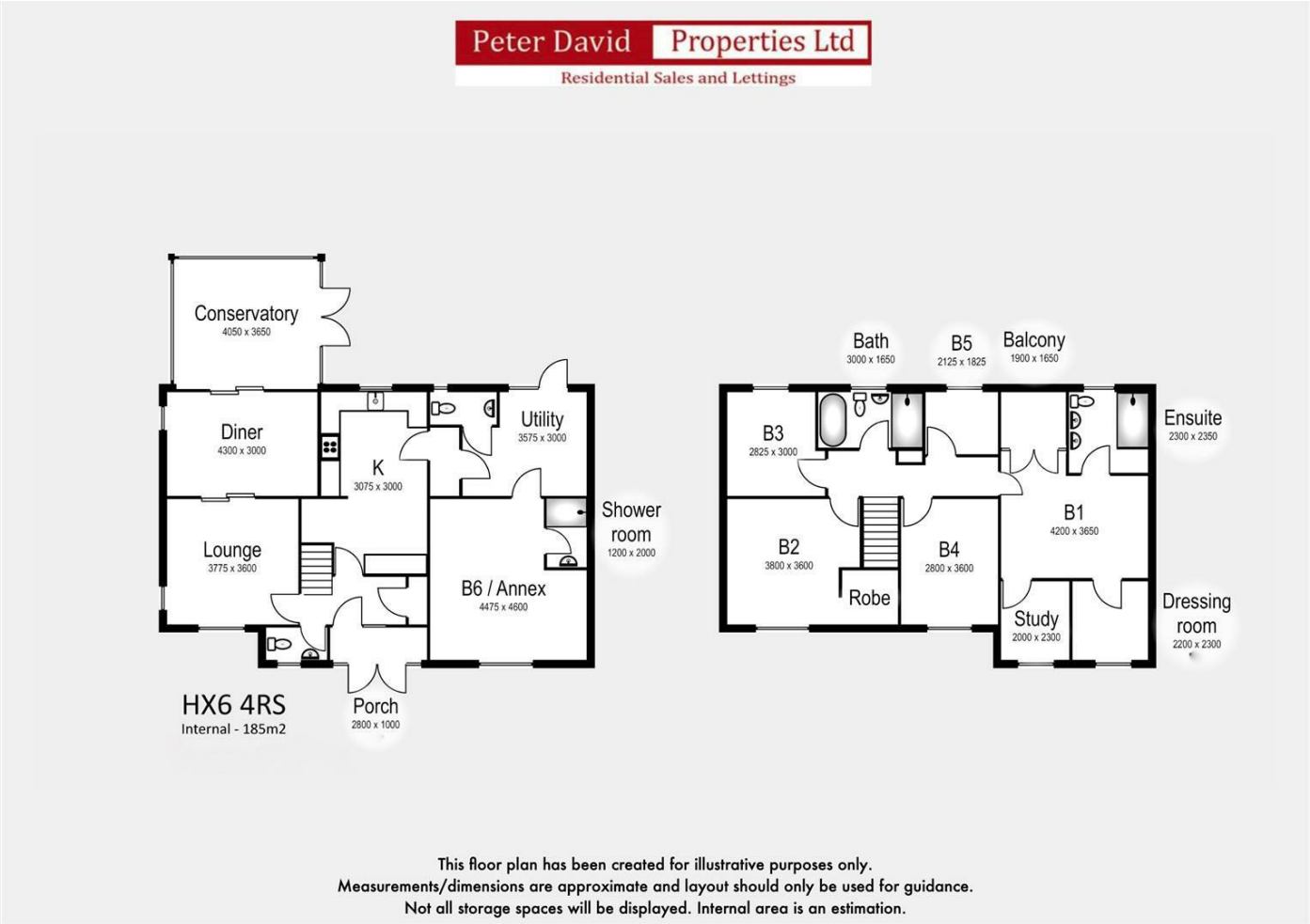
Hybrid Map



Terrain Map



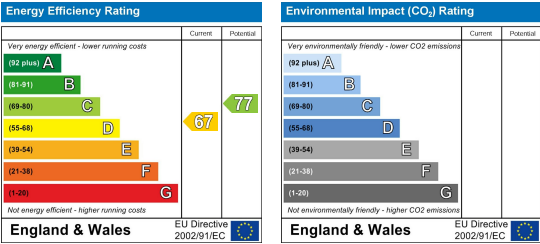
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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