

VG ESTATE AGENT
Dedicated to selling your home...





20 KEBROYD AVENUE

KEBROYD | HX6 3HN

Enjoying a convenient location just a short walk from the centre of Ripponden, this terraced property enjoys a quiet position on this popular residential cul-de-sac.

This well-presented three-bedroom home, with accommodation arranged over two floors, includes a fitted kitchen open to a dual aspect living room and recently installed contemporary bathroom.

Outside there is a parking space, level lawn and pea-gravelled seating area to the rear of the property and a fully enclosed lawn garden to the front enjoying fabulous woodland views.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Vestibule
Living Room
Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom

COUNCIL TAX

B

EPC RATING

D

INTERNAL

The property is entered from the rear into the open-plan living room / kitchen. The kitchen area houses smart units with complementary worktops incorporating a single bowl sink. There is an electric oven with four-ring ceramic hob over, plumbing for a washing machine and space for a fridge-freezer; in addition, there is a useful understairs cupboard.

The dual aspect living room enjoys far-reaching woodland views from the front aspect whilst the window to the rear looks over the garden.

There are three bedrooms on the first floor, two doubles and a large single; bedrooms 1 and 3 enjoy delightful views over the valley.

The bedrooms are complemented by a recently installed stylish three-piece bathroom comprising bath with shower over and shower screen, wash basin mounted in a vanity unit and WC.

EXTERNAL

Outside, there is a parking space and adjacent steps lead down to the enclosed rear garden which has a level lawn and pea-gravelled seating area, an ideal spot for al fresco dining. To the front of the property steps lead down to a level lawn and the gate gives access to the shared path and an additional garden plot.

LOCATION

Kebroyd is conveniently situated near Ripponden, within walking distance of the excellent local schools and amenities, including a health centre, dental surgery, vets practice and a selection of shops, pubs and restaurants. Sowerby Bridge is only a five-minute drive away offering more extensive amenities including a supermarket and leisure centre with swimming pool.

The M62 motorway, junctions 22 and 24, are both within 15 minutes' drive allowing speedy access to the motorway network east and west. There is a regular bus service from close by. There are mainline railway stations accessing Leeds, Manchester and beyond in nearby Littleborough and Sowerby Bridge.

SERVICES

All mains services. Gas central heating, boiler located in cupboard on landing.

TENURE

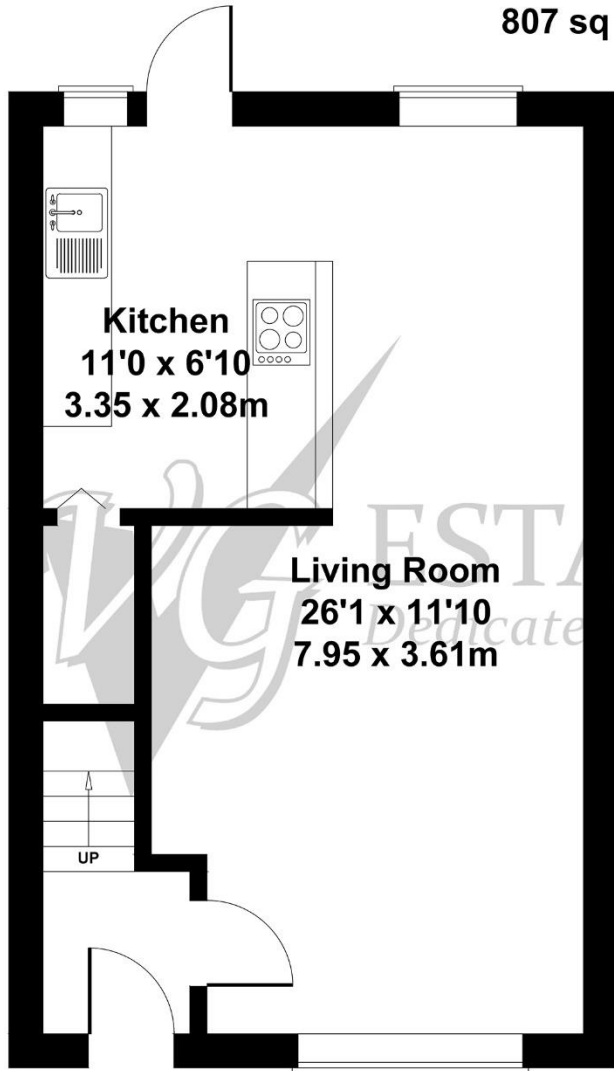
Freehold.

DIRECTIONS

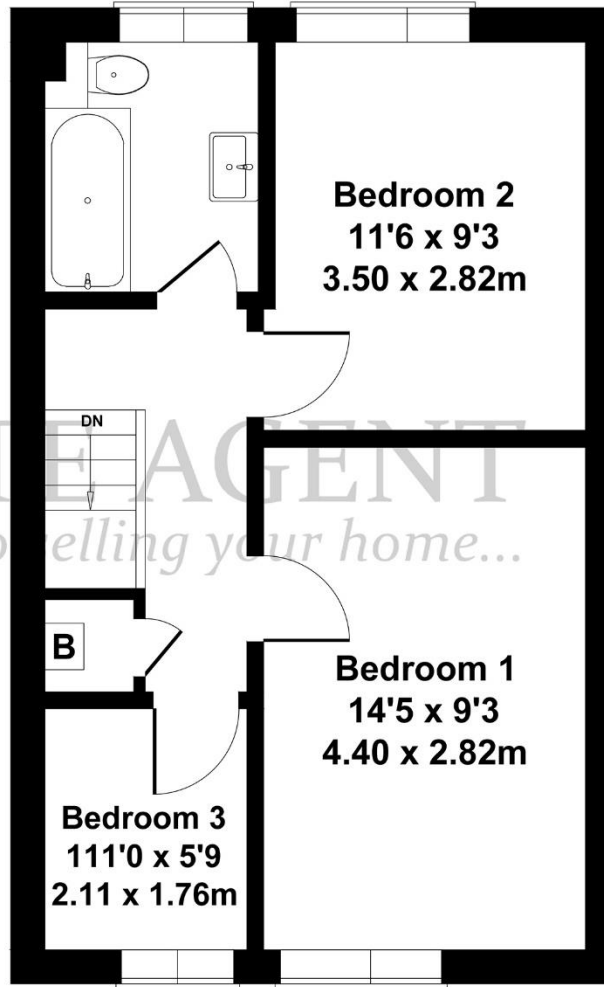
From Ripponden, take the A58 Halifax Road towards Sowerby Bridge, passing Glenfield Garage on the left-hand side. Turn left up Kebroyd Lane then first right into Kebroyd Avenue. Number 20 is mid-way along the cul-de-sac on the right, ideally park on Kebroyd Lane and walk to property.



**Approximate Gross Internal Area
807 sq ft - 75 sq m**



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.