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12 PARKDALE DRIVE

KEBROYD | HX6 3HS

Located on a quiet residential cul-de-sac, this well-presented townhouse enjoys fine woodland views to the rear and has enclosed gardens to both elevations.

This deceptively spacious home includes three double bedrooms, a spacious sitting room, open to a contemporary fitted kitchen, complemented by a smart three-piece bathroom with underfloor heating.

Externally, the property benefits from a detached single garage and easy on street parking to both the front and rear.



GROUND FLOOR

Entrance Vestibule

Sitting Room

Dining Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 3

Bathroom

SECOND FLOOR

Bedroom 2

COUNCIL TAX

B

EPC RATING

C

INTERNAL

The property is accessed via an entrance vestibule with staircase rising to the first floor. A door leads into the spacious sitting room with feature electric fire, under-stairs cupboard, and is open through to the dining kitchen.

The dining kitchen houses smart gloss with integrated appliances including a double oven, induction hob, fridge-freezer and is plumbed for a washing machine. An external door leads to rear garden, parking, and garage.

There are two double bedrooms on the first floor complemented by a stylish bathroom comprising bath with shower over and glass shower screen, WC and wash basin mounted on a vanity unit.

There is a small dressing room/study with staircase rising to a third double bedroom on second floor with Velux window.

PLEASE NOTE

The property was fully refurbished approximately four years ago including a new heating system, electrics, and new roof.

EXTERNAL

To the front of the property is an enclosed garden area, landscaped with terraced raised beds and pea gravel patio. To the rear is a lawn garden with steps leading down to off road parking and a single detached garage.

LOCATION

Parkdale Drive is conveniently situated in Kebroyd, within walking distance of the local amenities of Ripponden including a health centre with pharmacy, dental surgery, library and a selection of shops, pubs and restaurants. The more extensive amenities of nearby Sowerby Bridge are within 5 minutes' drive and include a supermarket and leisure centre.

The M62 is within 10 minutes' drive, and there is a mainline railway station at Sowerby Bridge, providing excellent commuter links to Bradford, Leeds and Manchester.

SERVICES

Gas central heating (boiler located in kitchen), with underfloor heating in bathroom. UPVC double glazing.

TENURE

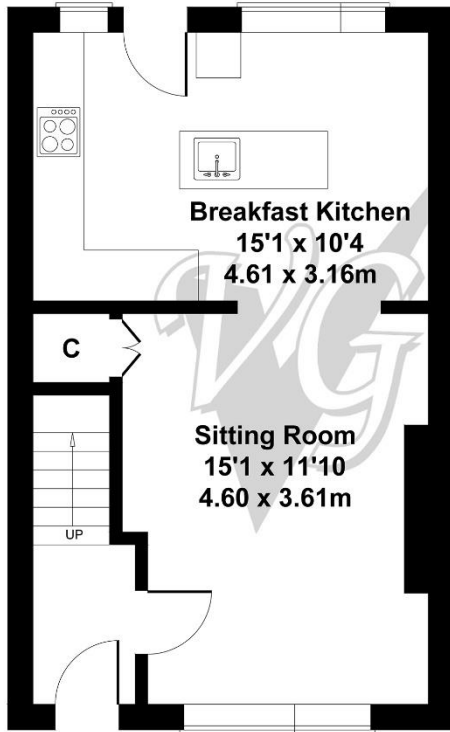
Freehold.

DIRECTIONS

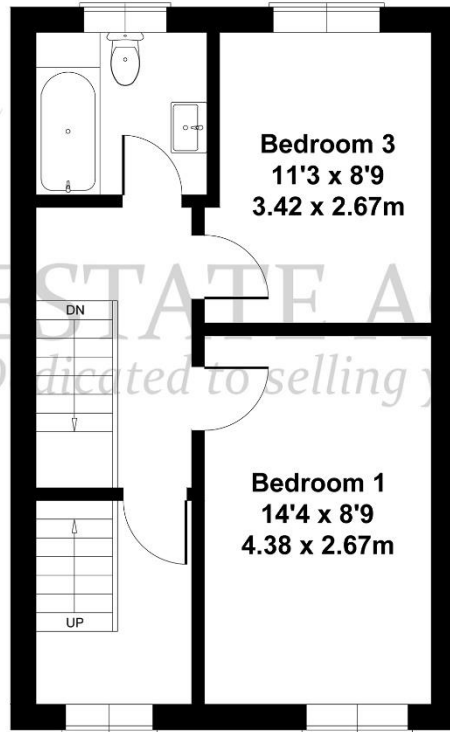
From Ripponden take the A58 Halifax Road towards Sowerby Bridge and after passing Glenfield Garage, take the left-hand turn into Kebroyd Lane. Proceed uphill and take the second right into Parkdale Drive. The property is on the right-hand side as indicated by our For-Sale board.



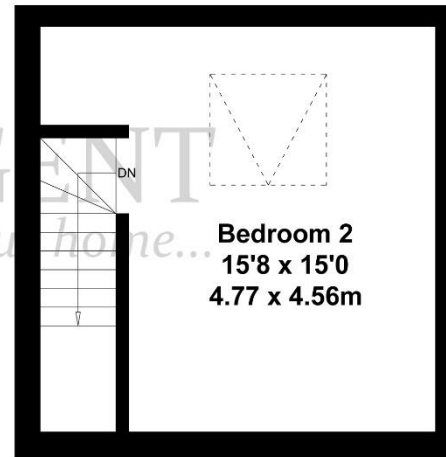
Approximate Gross Internal Area
1031 sq ft - 96 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



IMPORTANT NOTICE

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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.