



12



# 12 KEBROYD AVENUE

RIPPONDEN | HX6 3HN

Enjoying a delightful woodland aspect on the outskirts of Ripponden, this semi-detached property offers well-presented and deceptively spacious accommodation arranged over two floors.

The property has been extended to provide two reception rooms, a recently updated kitchen with integrated appliances, two spacious double bedrooms and a stylish four-piece bathroom.

Outside there is parking for two vehicles to the front aspect, and to the rear is a single detached garage and a low maintenance decked garden.



## GROUND FLOOR

Entrance Vestibule  
Sitting Room  
Dining Room  
Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bathroom

## COUNCIL TAX

B

## EPC RATING

D

## INTERNAL

The property is entered from the front aspect into an entrance vestibule with staircase rising to the first floor. The spacious sitting room has a feature fireplace with real flame gas fire and a square bay window overlooking the front garden and woodland beyond. A glazed door gives access to the well proportioned dining room which is connected to the kitchen via an open doorway and window hatch and benefits from a useful understairs cupboard.

The smart kitchen has been recently fitted with a range of navy wall and floor mounted units with quartz effect worktops, stainless steel sink unit, four ring halogen hob with oven below and stainless steel splashback and extractor canopy over. Integrated appliances include a fridge, dishwasher and washer-dryer, a tall cupboard houses the boiler and an external door leads to the rear garden area.

On the first floor there are two spacious double bedrooms, bedroom 1 enjoys far-reaching views and benefits from built-in storage. Completing the first floor accommodation is a luxurious, fully-tiled, four-piece bathroom housing a double shower cubicle, bath, WC and large, modern wash basin. The boarded loft is accessed from the landing.

## EXTERNAL

To the front of the property there is off-road parking for two vehicles with additional parking to the rear of the property in front of the single garage. There is a small, sheltered sundeck and a larger, fully-enclosed timber decked patio, ideal for entertaining and benefiting from a timber shelter.

## LOCATION

The property is conveniently situated in Kebroyd, within walking distance of the local amenities of Ripponden including a health centre with pharmacy, dental surgery, veterinary surgery, church, schools and a selection of shops, pubs and restaurants. Fabulous woodland and riverside walks leading to both Ripponden and Mill Bank are just a short stroll from the front door

The M62 is within a 10 minutes' drive and there are mainline railway stations at nearby Sowerby Bridge and Littleborough, providing excellent commuter links to Bradford, Leeds and Manchester. There is a regular bus service with bus stops close to the property.

## SERVICES

All mains services. Gas central heating (recently installed boiler located in kitchen). UPVC double glazing.

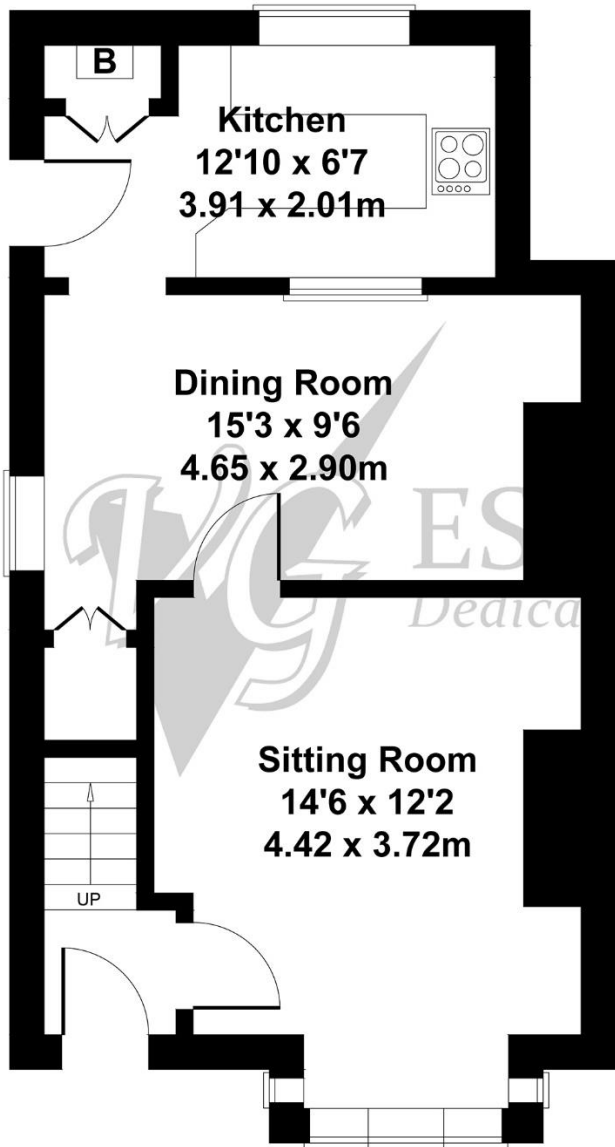
**TENURE** Freehold.

## DIRECTIONS

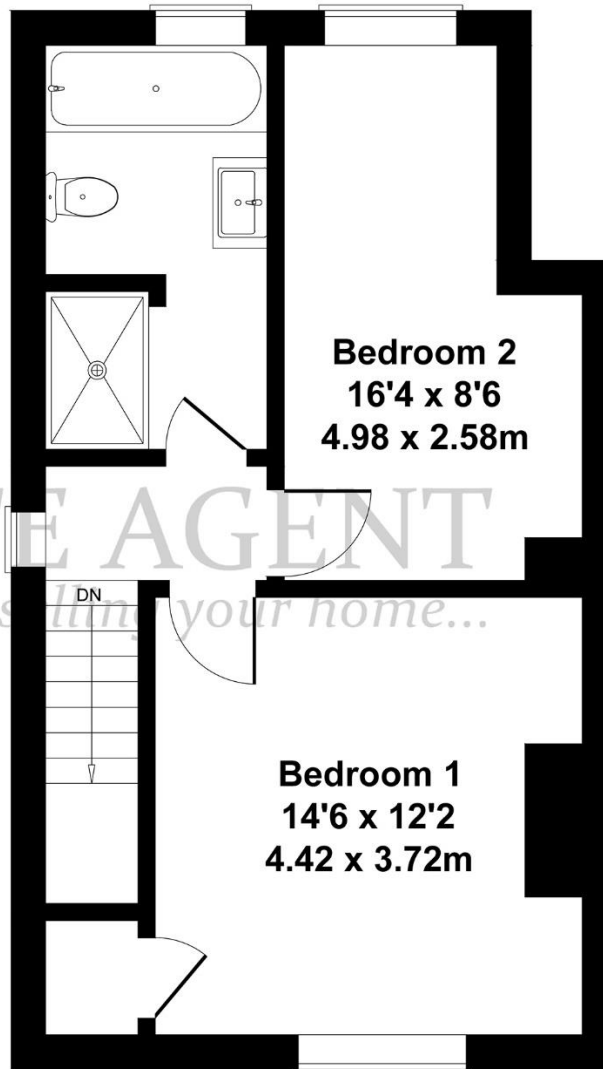
From Ripponden take the A58 Halifax Road towards Sowerby Bridge. Continue ahead and after passing Glenfield Garage on the left hand side, continue past the left turn on to Kebroyd Lane and 12 Kebroyd Avenue is located on the left hand side as indicated by our for sale board.



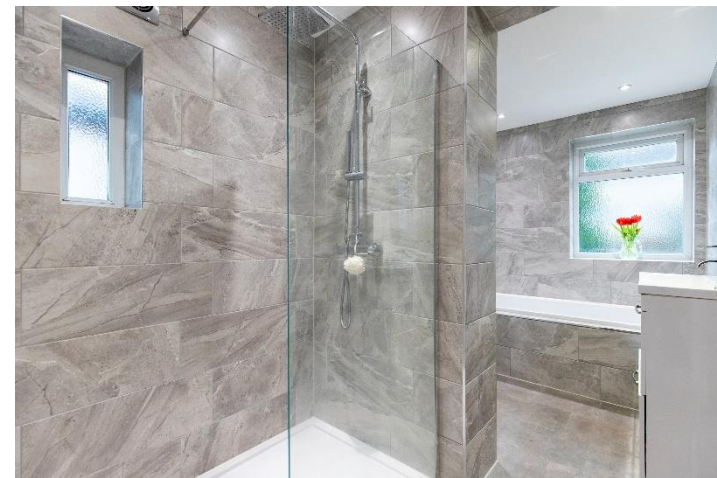
Approximate Gross Internal Area  
836 sq ft - 78 sq m



**GROUND FLOOR**



**FIRST FLOOR**





119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: ripponden@houses.vg  
www.houses.vg

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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.