







STANBURY

KEBROYD MOUNT | KEBROYD | HX6 3JA

Located in a popular residential area this much-loved, south-facing, detached family home (enjoyed by the vendors for four decades) has been built to benefit from the far-reaching woodland views up and down the Ryburn Valley.

Internal inspection is highly recommended to appreciate the immaculately presented and spacious accommodation which is arranged over two floors and includes an integral single garage located on the ground floor. The property provides a large, dual aspect sitting room, fitted dining kitchen, conservatory, study, utility room, four double bedrooms with family bathroom and cloakroom.

Externally there is generous off-road parking, a large lawned garden to the front elevation and a terraced patio in front of the sitting room and conservatory.



GROUND FLOOR

Entrance Hall
Sitting Room
Conservatory
Study
Dining Kitchen
Pantry
Utility Room
Cloakroom
Integral Garage

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

COUNCIL TAX BAND

F

EPC RATING

D

INTERNAL

The property has undergone a programme of updates which include a new bathroom suite (2022); full re-roof with the addition of a drop-down ladder from the newly insulated and boarded loft; upstairs windows replaced (2022); new roof to the conservatory (2023) as well as new front and back doors.

The property is entered into a bright entrance hall with staircase rising to the first floor. The spacious L-shaped living room, which was extended in 2004, has windows to two elevations as well as French doors leading into the garden. There is an attractive marble fireplace housing a real-flame effect gas fire.

The dining kitchen houses timber units with complementary worktops incorporating a 1½ bowl sink. Equipment includes an electric cooker with four-ring ceramic hob over and plumbing for a slot-in dishwasher; the fridge and freezer are located in the adjacent pantry. The spacious conservatory is accessed from the dining kitchen and enjoys stunning views across the valley, sliding doors open into the garden. A rear entrance vestibule off the kitchen provides access to the rear of the property as well as the utility room which has plumbing for a washer and space for a dryer; a sliding door leads into the integral garage which has an up and over door.

Completing the ground floor accommodation is a study with built-in storage and a two-piece cloakroom with low door providing access to useful cellar storage.

All four double bedrooms are located on the first floor. Bedroom 1 has windows to two elevations, affording panoramic views and both bedroom 1 and 2 are particularly spacious and benefit from built in wardrobes. The first floor accommodation is completed with a four-piece bathroom, recently updated by Water Rooms and comprising large shower cubicle with twin shower heads, bath, circular wash basin mounted on a vanity unit and a WC.

EXTERNAL

At the front of the property is a tarmac driveway leading to the integral garage and providing generous off-road parking. The south-facing garden comprises a large, gently sloping lawn to the front and side elevations with steps leading up to the terraced stone-flagged patios outside the conservatory, from where the stunning woodland views can be enjoyed. The garden is bordered by natural hedges affording shelter and privacy and the lawn is edged by mature shrub borders and timber potting shed.

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 supermarkets and leisure centre with swimming pool. There is a regular bus service nearby, mainline railway stations in Sowerby Bridge and Littleborough and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds

SERVICES

All mains services. UPVC double glazing. Gas central heating, boiler located in utility room.

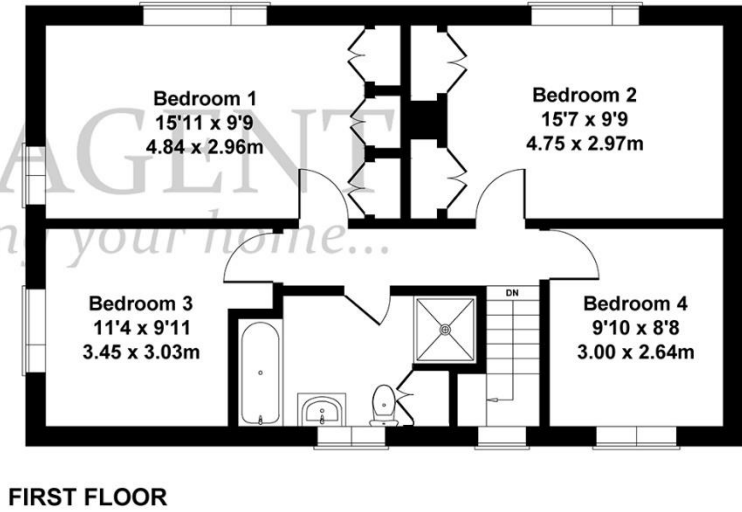
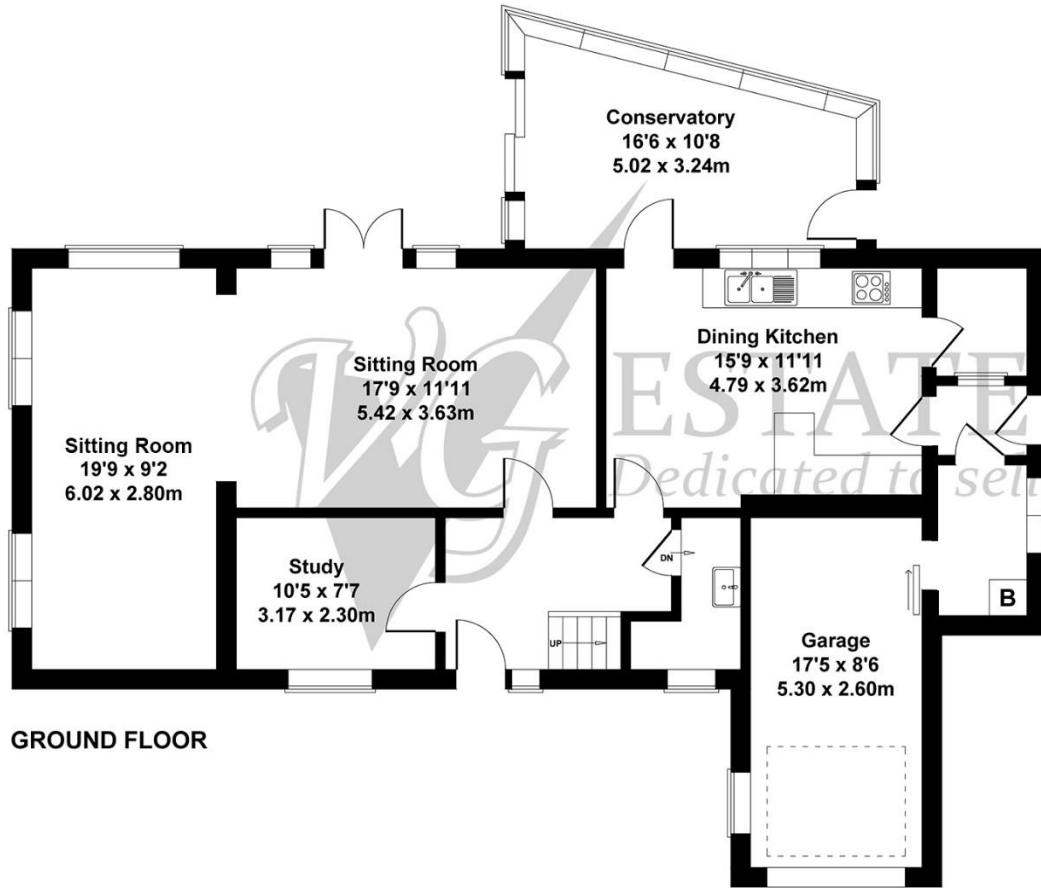
TENURE Freehold

DIRECTIONS

From Ripponden traffic lights proceed along the A58 towards Sowerby Bridge and turn left after the Glenfield Garage up Kebroyd Lane. Continue uphill passing Higher Park Royd Drive on your left then take the next left turn into Kebroyd Mount, Stanbury is on the left hand side identified by our For Sale board.



Approximate Gross Internal Area
1884 sq ft - 175 sq m





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

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