







THE BUNGALOW

HIGHER PARK ROYD DRIVE | KEBROYD | HX6 3HU

Located in a popular residential area this well-presented detached family home stands in an elevated plot with wrap around garden and fabulous views across the wooded valley.

The Bungalow provides spacious accommodation which includes a dining kitchen, dual aspect sitting room with balcony, four double bedrooms, shower room, En-suite shower and cloakroom. In addition, there is a further double bedroom on the lower ground floor with its own front door, space for seating and en-suite shower room, ideal for a dependent relative or teenager's den. The lower ground floor also includes a double garage, utility room and large workshop.

Externally there is generous off-road parking, mature lawned gardens to front and rear and a spacious stone-flagged patio, ideal for outdoor entertaining.

GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen
Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
Bedroom 4
Family Shower Room
Cloakroom

COUNCIL TAX BAND

E

LOWER GROUND FLOOR

Bedroom 5
En-suite Shower
Integral Garage
Utility Room
Workshop

FIRST FLOOR

Loft Storage

EPC RATING

D

INTERNAL

The property is entered into a bright entrance hall that gives access to all principal rooms.

The generously proportioned dining kitchen is open through to the sitting room and an external door opens onto the patio. The kitchen houses shaker-style units with granite worktops incorporating an undermounted sink and equipped with a Stoves range cooker with five-ring gas hob. Integrated appliances include a fridge, freezer and dishwasher. The adjacent, triple aspect sitting room is open to roof height and features an open fireplace with multi-fuel stove, exposed timber beams and an arched stained-glass window. Sliding patio doors open out to the balcony, where fabulous views across the valley can be enjoyed.

There are four double bedrooms on this level, Bedroom 1 having a bay window and an en-suite shower room comprising 'wet room' style shower, WC and wash basin housed in a vanity unit.

Completing the ground floor accommodation is a useful 2-piece cloakroom and spacious family shower room comprising double shower cubicle, WC, wash basin mounted in a vanity unit and two wall hung cabinets. A door gives access from the hallway to a staircase rising to the boarded loft that provides generous storage (limited headroom).

The lower ground floor accommodation includes a self-contained annexe with its own front door comprising double bedroom with seating area and three-piece en-suite shower. There is a personal door through to the double garage with electric roller doors and provides access to the utility room and workshop. The utility room has plumbing for a washer, space for a dryer, and there is ladder access from the workshop to the cloakroom above via a trap door.

EXTERNAL

To the front of the property is a block paved driveway providing generous off-road parking in front of the integral double garage and woodstore. There are sloping gardens to each side of the driveway, both predominantly lawned, and bordered with mature shrubs and trees. Stone steps lead up to the front door of the property with a footpath continuing around to the rear garden. There is access across the front of the property to the balcony in front of the sitting room. The fully enclosed rear garden comprises a large stone-flagged patio that extends across the full width of the property and steps lead up to the elevated lawn; to the side of the property is a timber potting shed.

LOCATION

Kebroyd is conveniently situated near Ripponden boasting numerous woodland walks, 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

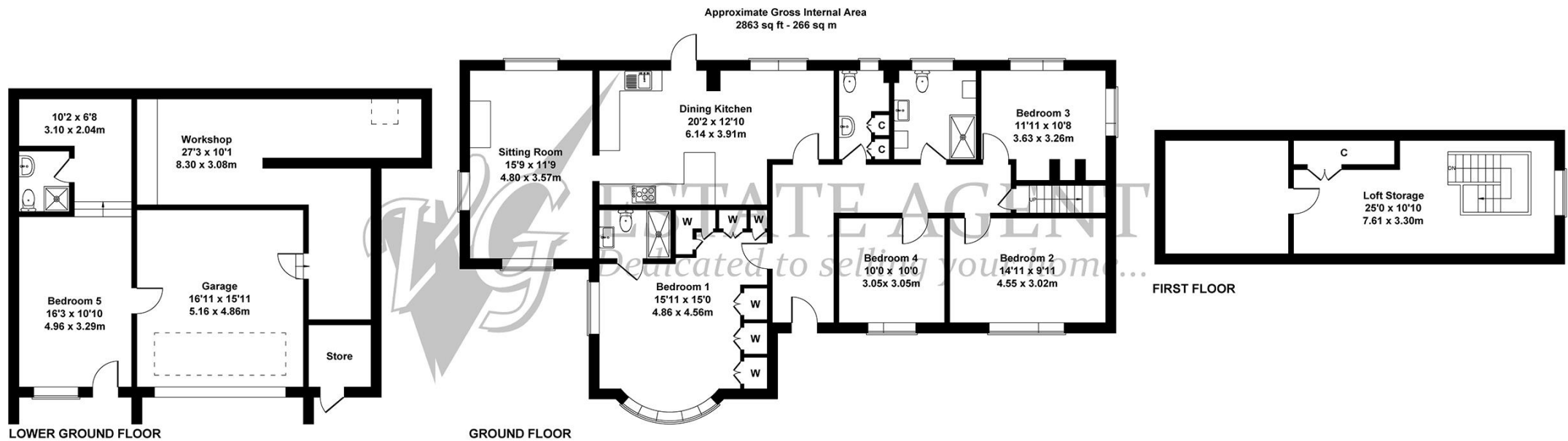
All mains services. Gas central heating, boiler located in the cupboard in the cloakroom.

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 taking the second left turn into Higher Park Royd Drive The Bungalow is the first property on the right-hand side identified by our For Sale board.







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

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