







THE CROFT

HIGHER PARK ROYD DRIVE | KEBROYD | HX6 3HU

Set within mature gardens in the sought-after area of Kebroyd, close to Ripponden, this four-bedroom semi-detached home offers generously proportioned accommodation, which would now benefit from a full program of renovation.

The property enjoys a peaceful location, with open woodland views, and includes off road parking for two cars, a detached garage and gardens to three sides.

No upward chain.



GROUND FLOOR

Entrance Porch
Dining Hall
Sitting Room
Living Room
Kitchen
Side Entrance Porch
Cloakroom

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is entered via a large entrance porch with quarry tiled floor and outhouse providing useful storage.

There are three reception rooms: a dining hall with an open timber staircase and fireplace, a sitting room with bay window and fireplace, and a living room with double doors connecting to the sitting room and sliding doors leading out to the garden.

The ground floor accommodation also includes a kitchen, a side hallway with cloakroom, and a porch giving access to the side patio.

To the first floor are four bedrooms, three of which have built-in storage. There is a four-piece bathroom and a large cupboard on the landing providing excellent storage.

EXTERNAL

The property stands in mature grounds with areas of lawn bordered by shrubs and trees. There are paved patios to two sides of the house, along with a driveway providing off-road parking for two cars and a detached garage.

LOCATION

Kebroyd is conveniently located close to the popular village of 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.

TRANSPORT LINKS

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 entrance porch.

TENURE

Freehold

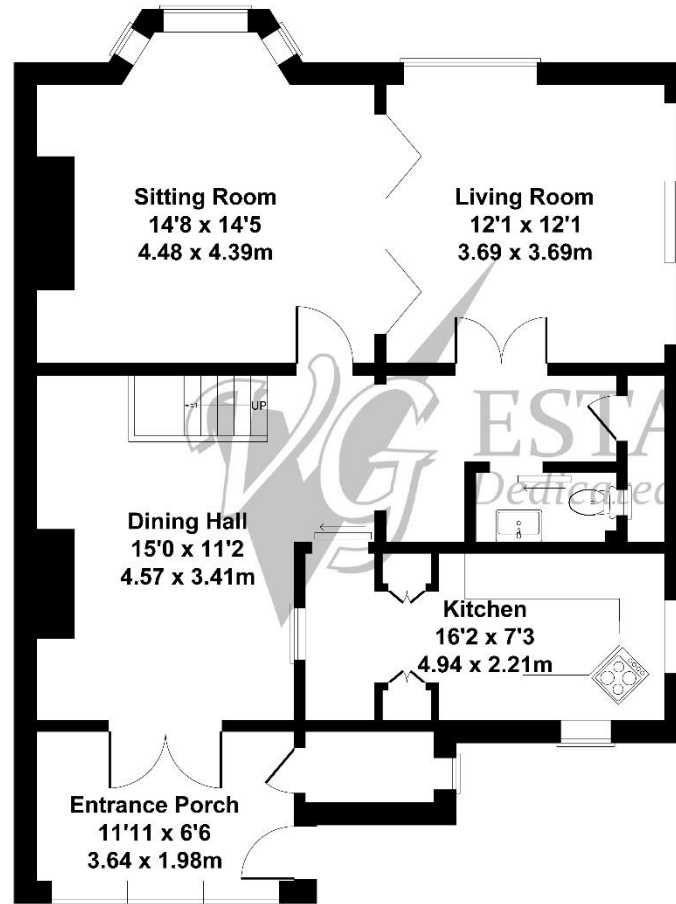
DIRECTIONS

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 Croft can be located on the left-hand side identified by our For Sale board.

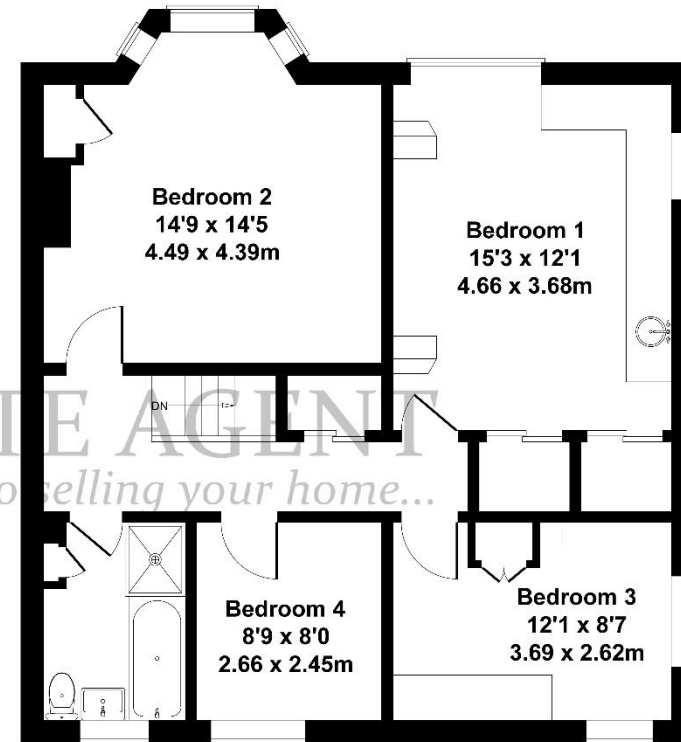
FOR VIEWINGS - We recommend parking on Kebroyd Lane and walking onto the property.



Approximate Gross Internal Area
1636 sq ft - 152 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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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.