VG
ESTATE AGENT
Dedicated to selling your home...

20 PENNINE AVENUE

BLACKLEY | HX5 0AR

A superb, modern family home offering style, space and efficiency in a prime location.

The smartly presented accommodation is arranged over two floors and features two reception rooms, generous fitted dining kitchen with french doors to the garden, separate utility room and four bedrooms with en-suite and four-piece family bathroom.

The property will appeal to families and professional buyers alike, particularly those seeking a stylish and well-connected home within easy reach of local amenities, surrounding countryside, and the wider motorway network via Junction 24 of the M62.

GROUND FLOOR

Entrance Hall
Sitting Room
Snug / Office
Dining Kitchen
Utility Room
Cloakroom
Storage Cupboard

FIRST FLOOR

First Floor Landing
Bedroom 1
En-Suite Shower Room
Dressing Room
Bedroom 2
Bedroom 3
Bedroom 4
House Bathroom

COUNCIL TAX BAND

E

EPC RATING

B

INTERNAL

The property is entered via a bright entrance hall with a staircase rising to the first floor. To the front is the spacious sitting room featuring a large bay window and a contemporary media wall with an inset electric fire. A second reception room provides versatile additional accommodation, perfect for a home office, playroom, snug, or formal dining room.

To the rear is the spacious dining kitchen fitted with modern units and integrated cooking appliances. There is ample space for dining, whilst French doors open onto the garden. Adjacent is the utility room providing plumbing for a washing machine and space for appliances, with an external door to the garden. A two-piece cloakroom completes the ground floor.

To the first floor, the principal bedroom benefits from fitted wardrobes within a dressing area and a three-piece en-suite shower room. There are three further double bedrooms, and a family bathroom housing a bath, separate shower cubicle, WC, and wash hand basin.

EXTERNAL

To the front is an open lawned garden with a block paved driveway providing off-road parking. The attractive stone façade contributes to the property's strong kerb appeal.

To the rear is an enclosed landscaped garden designed for ease of maintenance. The garden incorporates artificial lawn alongside decked and paved seating areas, plus a secure brick-built store benefiting from power and lighting.

LOCATION

Located on the edge of Blackly village between Halifax & Huddersfield, with a thriving cricket club and pub, the location offers easy access to local schools and amenities and the commuter will appreciate easy connection to the motorway networks with direct access to Leeds and Manchester.

SERVICES

All mains services are understood to be connected. Gas central heating and UPVC double glazing throughout.

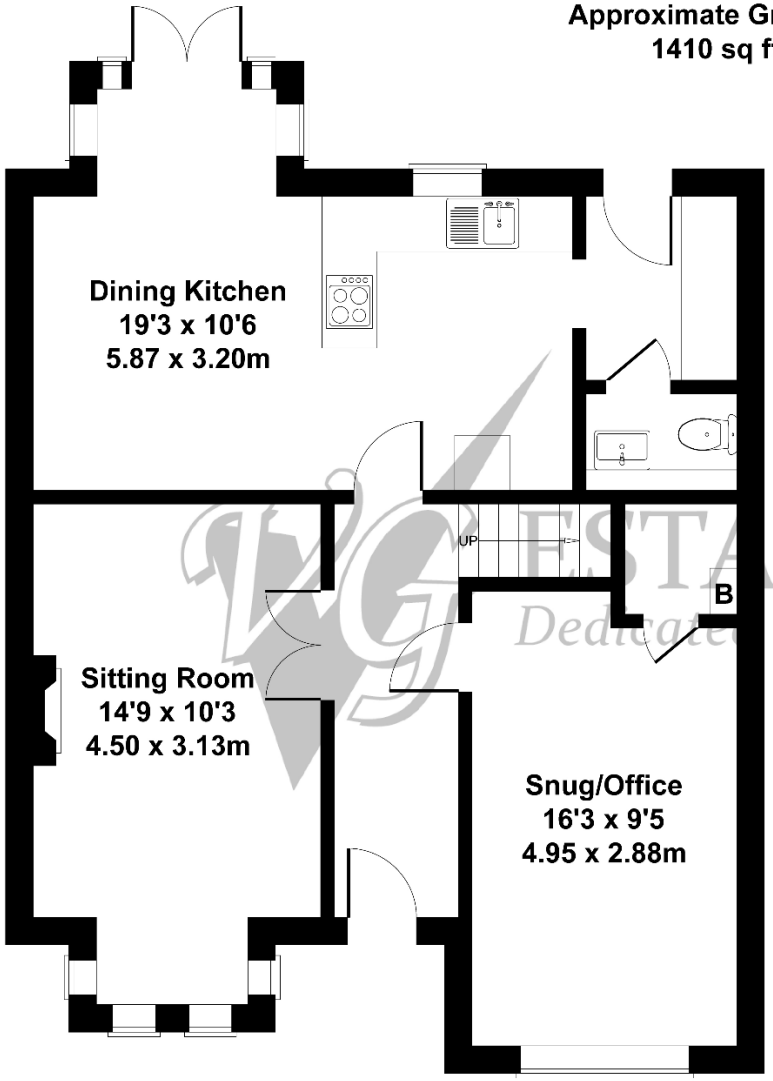
TENURE

Freehold.

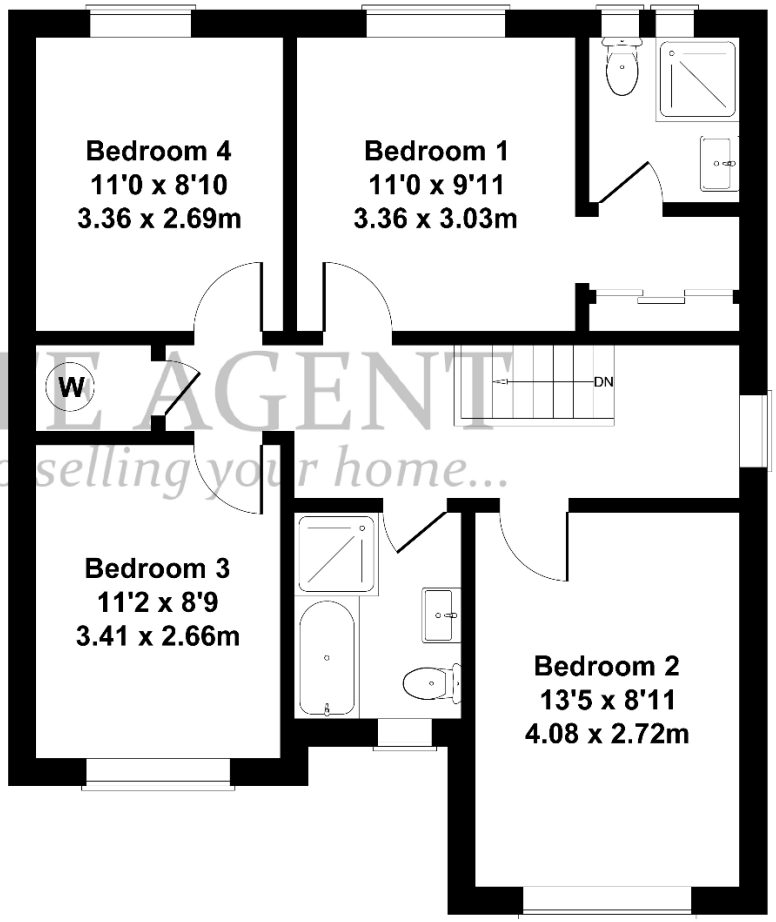
DIRECTIONS

From Ripponden traffic turn onto Elland Road, continue past the Fleece Inn towards Greetland on the B6113. At the traffic lights in West Vale go straight on and merge onto Saddleworth Road, immediately fork right on to Long Wall then take the third right turn on to Victoria Road. Continue past Brooksbank School and take the next left onto Blackley Road, after ¾ mile turn left on to Pennine Avenue. The property can be found on the right hand side, identified by our sale board.

Approximate Gross Internal Area
1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

WG ESTATE AGENT
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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.