



"ROZELLE" KEBROYD MOUNT KEBROYD, RIPPONDEN

Situated in this highly desirable and much sought after semi-rural location lies this extended, two bedrooomed detached bungalow providing spacious accommodation. This south-facing residence enjoys superb panoramic views and briefly comprises of an entrance hall, spacious open plan lounge and dining area, breakfast kitchen, two spacious double bedrooms, one with en suite, a modern bathroom, garage, gardens to front and rear, uPVC double glazing and gas central heating. The property does require a certain amount of cosmetic attention, but this is reflected in the asking price. The property provides excellent access to the local amenities of Rippenden and Sowerby Bridge as well as easy access to the M62 motorway network linking the business centers of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached bungalow in this sought-after and highly desirable location and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £325,000

The uPVC double glazed front entrance door with leaded and glazed panels to either side opens into the

ENTRANCE HALL

Double doors open to cloaks cupboard with cupboard space above, one single radiator and a fitted carpet.

From the Entrance Hall double glass panelled doors open into the

OPEN PLAN LOUNGE WITH DINING AREA 7.87m max x 5.92m max narrowing to 4.06m

DINING AREA



With corner uPVC double glazed window to the rear elevation enjoying superb panoramic views, one double radiator and a fitted carpet.

LOUNGE AREA



With uPVC double glazed window to the rear elevation with sliding uPVC double glazed patio door opening onto the south facing flagged patio. Feature fireplace with electric living flame fire, two double radiators, one telephone point, one TV point and a fitted carpet.

From the Lounge a panelled door opens into the

KITCHEN 4.24m x 2.72m



With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, electric halogen hob, fan assisted electric oven and grill, plumbing for an automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, one single radiator, one telephone point, uPVC double glazed window to the front elevation, door to cupboard housing the Vailant combination boiler, and a uPVC double glazed side entrance door.

From the Kitchen a panelled door opens into a

PANTRY

With fitted shelves providing useful storage facilities.

From the Kitchen through to the

INNER HALL

With a panelled door opening into

BEDROOM TWO 3.63m x 4.26m



This spacious double bedroom has a uPVC double glazed window to the front elevation with attractive views over the garden and the valley

beyond. Fitted furniture comprising wardrobes, fitted drawers, bridging units and a small dressing table. One single radiator and a fitted carpet.

From the Inner Hall a panelled door opens to

BEDROOM ONE 5.64m x 2.72m



This spacious double bedroom has two uPVC double glazed windows to the front elevation, built-in wardrobes to one wall with bridging units, corner shelf units and bedside cabinets, dressing table, one double radiator and a fitted carpet. From the Bedroom a panelled door opens into the

SPACIOUS EN SUITE SHOWER ROOM / FITNESS ROOM

With large shower cubicle with Mira shower unit, low flush WC and wash basin. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling, one double radiator, an extractor fan, and a fitted carpet. From the Inner Hall a panelled door opens into the

BATHROOM



It has a modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with shower unit. The bathroom is fully tiled, has inset spotlight fittings to the ceiling, a uPVC double glazed window to the front elevation and one single radiator.

GENERAL

The property is freehold, is constructed of brick with a tiled roof. It has the benefit of all mains services gas, water and electricity with the added benefit of uPVC double glazing and gas central heating. Council tax band D

EXTERNAL



To the front of the property there is a lawned garden with mature shrubs and flowers, there is a path leading to a flagged patio area. There is a path and steps leading to a block paved drive which in turn leads to A single garage with an up and over door with a uPVC double glazed door to the rear opening on to the rear garden via steps. To the side of the property there is a path. To the rear of the property there is a south facing private garden with a flagged patio area, lawn with mature plants and shrubs and a further south facing patio.



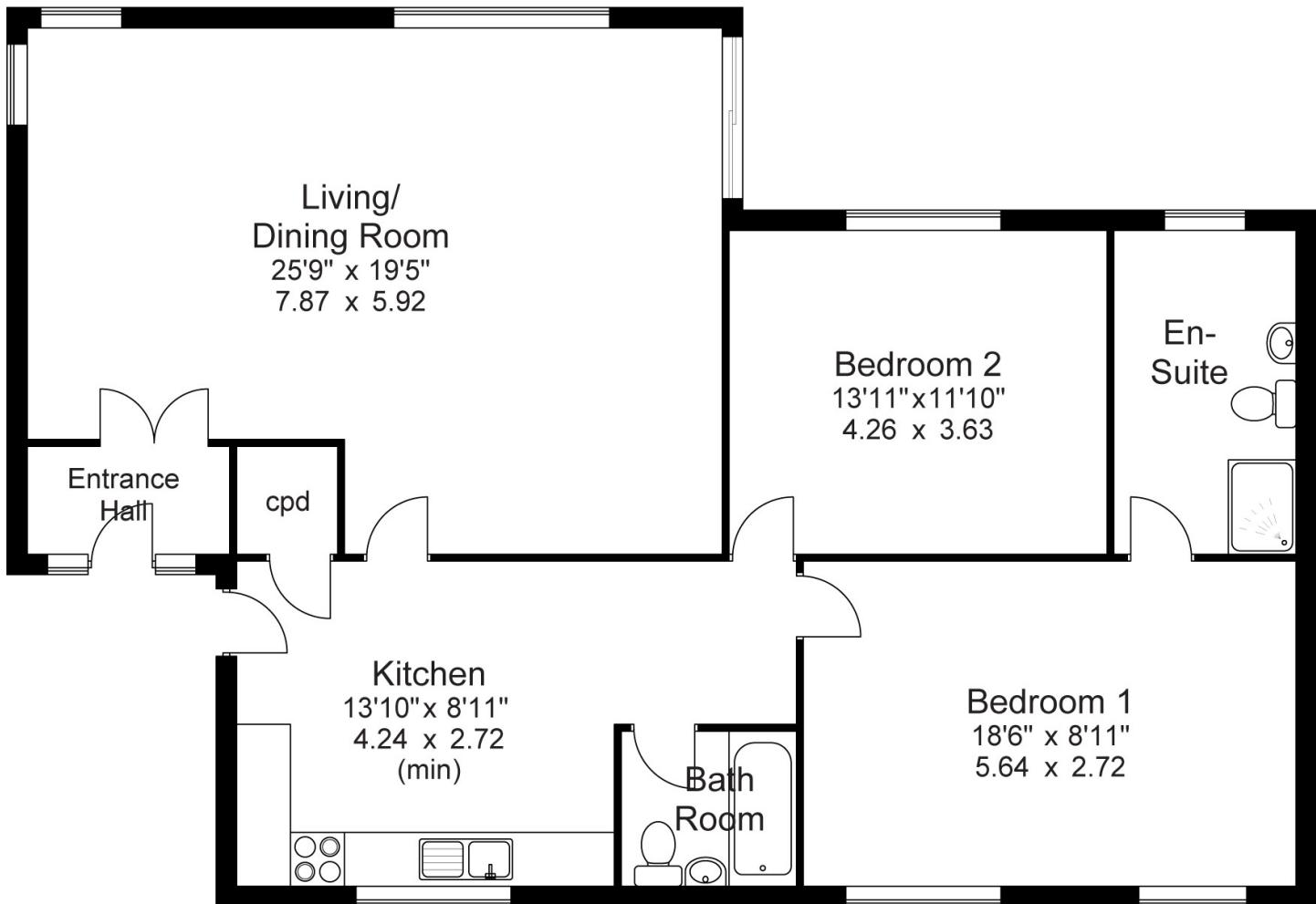
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

Sat Nav HX6 3JA

Approx Gross Floor Area = 1239 Sq. Feet
= 115.10 Sq. Metres



For illustrative purposes only. Not to scale.