







LINDEN LEA

KEBROYD MOUNT | KEBROYD | HX6 3JA

Linden Lea is a substantial detached residence sitting in a large garden plot in this sort after residential area.

This elegant property has been updated by the current owners and includes a superb bespoke kitchen and luxurious bathrooms as well as FIVE reception rooms and FIVE bedrooms. Currently divided into two separate dwellings with their own entrance doors, Linden Lea offers the potential to be a superb family or be ideal for multi-generational living.

Externally there is generous parking for several vehicles, double attached garage, mature garden with lawns, pond, shrubberies, patio and timber sundeck.



GROUND FLOOR

Entrance Vestibule
Breakfast Kitchen
Dining Room
Sitting Room
Shower Room
Sitting Room 2
Dining Kitchen 2
Garden Room
Utility Room

FIRST FLOOR

Bedroom 1
Bedroom 3
Bedroom 4
Bedroom 5
Family Bathroom
Bedroom 2
Wetroom

EXTERNAL

Double Garage

COUNCIL TAX

Band F

EPC RATING

TBA

INTERNAL

The showpiece of the main residence is the superb breakfast kitchen which is fitted with bespoke units including a central island and large breakfast bar. The granite worktops incorporate twin sinks and equipment includes triple ovens, wine cooler, dishwasher and fridge freezer. There is an induction hob with retractable extractor on the central island and the room is flooded with light windows to two aspects and French doors leading into the garden. There is a further personal door to the rear of the property. Reception rooms include a dual aspect sitting room with contemporary media wall and spacious dining room. The ground floor accommodation is completed with a three-piece shower room.

On the first floor of the main residence there are three double bedrooms and a single, all benefitting from built-in wardrobes. The superb family bathroom houses a double ended, free-standing bath, large walk-in shower, concealed cistern WC and large wash basin with twin sets of taps. A large built-in cupboard houses the central heating boiler as well as having plumbing for a washing machine.

The property further benefits from a dining kitchen and sitting room annexed from the main residence and boasting access to the garden at the rear along with its own private entrance via a garden room. Above the annex boasts a double bedroom and wet room ensuite accessible from the first floor landing of the main residence and via a lift.

EXTERNAL

A sweeping driveway leads up from the gate to generous parking outside the double garage; there is additional parking just inside the gate. The beautifully maintained garden includes a stone flagged patio and raised timber sundeck accessed directly from the breakfast kitchen. There is a well-tended lawn bordered with mature shrubberies and an ornamental garden pond as well as an area of woodland to the rear of the property.

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. Gas Central Heating – boiler located in bathroom.

TENURE

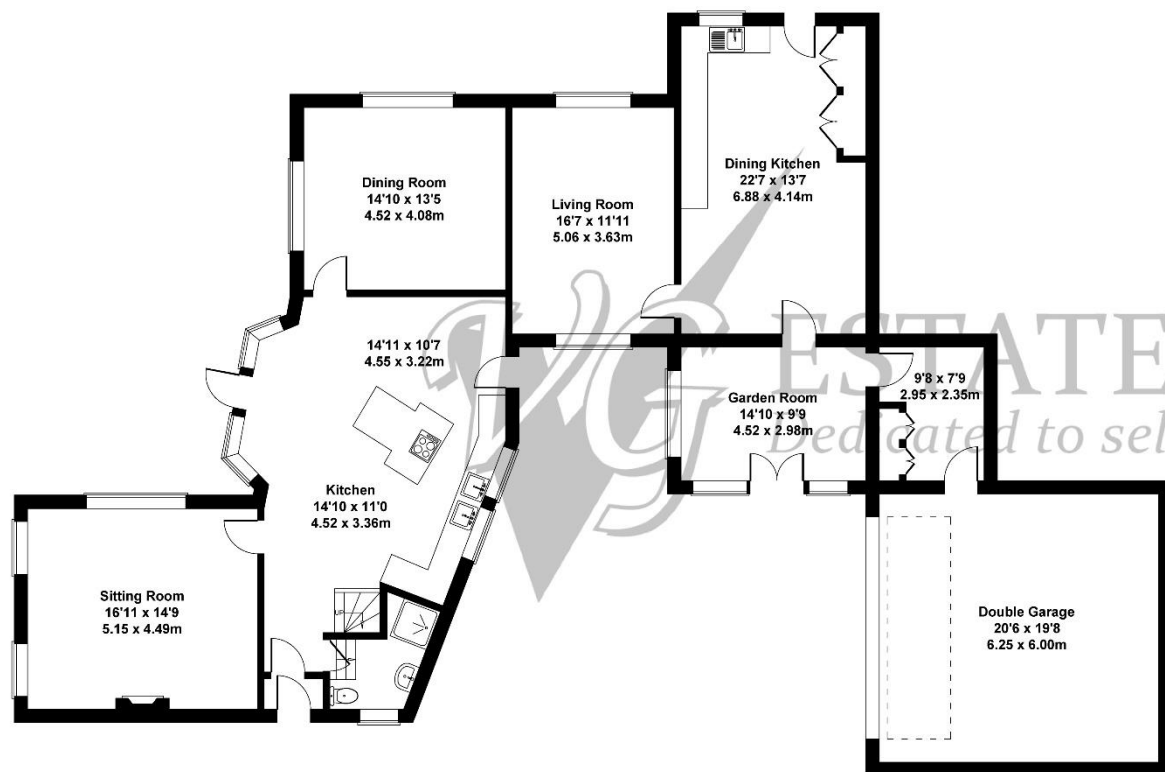
Freehold.

DIRECTIONS

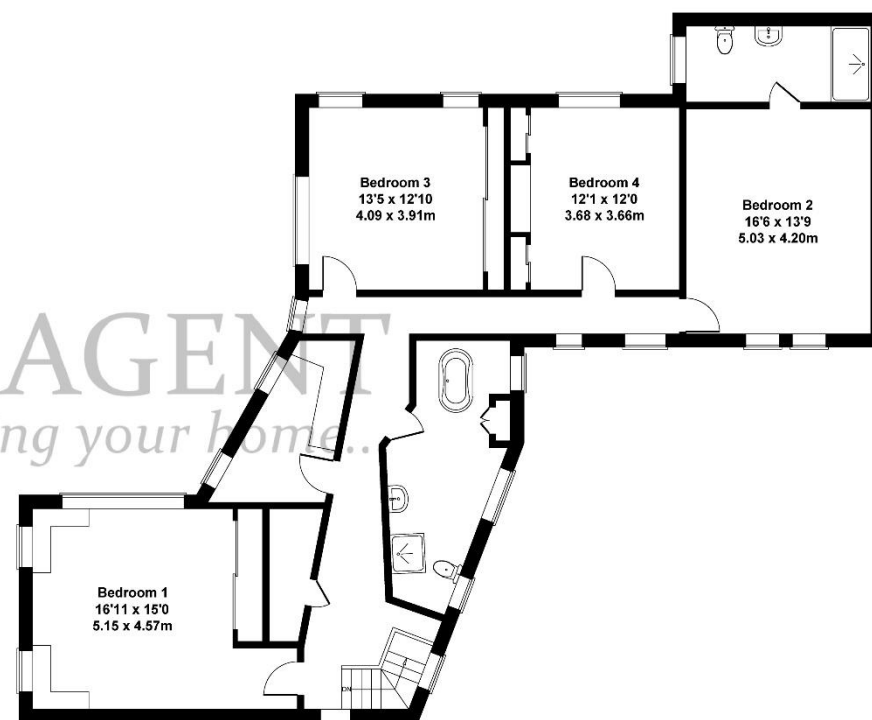
From Ripponden traffic lights proceed along the A58 towards Sowerby Bridge and turn left after the Glenfield Garage up Kebroyd Lane. Continue uphill passing Higher Park Royd Drive on your left then take the next left turn into Kebroyd Mount, Linden Lea is on the right hand side identified by our For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



Approximate Gross Internal Area
3541 sq ft - 329 sq m



GROUND FLOOR



FIRST FLOOR







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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.