







ROZELLE

KEBROYD MOUNT | KEBROYD | HX6 3JA

Enjoying a super position with impressive views across the valley to Ripponden Woods and Ladstone Rock, this detached bungalow is tucked away from busy traffic, yet in a convenient location. The property requires some updating and decoration which is reflected in the asking price.

The two-bedroom accommodation is arranged on one level with steps access from the parking area at the front of the property, as well as pedestrian access from Kebroyd Mount via a footpath.

The property benefits from generous living accommodation which includes a large sitting room with sliding doors onto the patio, a fitted kitchen, family bathroom and en-suite shower room.

Externally there is off road parking for two cars, single attached garage and a fully enclosed, south-facing, rear garden.

NO UPWARD CHAIN

ACCOMMODATION

Entrance Porch

Sitting Room

Kitchen

Bedroom 1

En-suite Shower Room

Bedroom 2

House Bathroom

COUNCIL TAX

D

EPC RATING

D



INTERNAL

Rozelle has been a much-loved family home but is now in need of some updating.

The property is entered via an entrance porch with large cloaks cupboard. Double doors open into the generously proportioned dual aspect sitting room which enjoys far-reaching woodland views. A sliding French door gives access to the garden and a further door opens into the kitchen.

The kitchen is fitted with base and wall units, 1½ bowl sink, double eye-level oven, plumbing for washer and slot-in dishwasher, and space for an undercounter fridge. There is a spacious pantry off the kitchen and an external door to the garden.

The bedrooms are both very spacious doubles, both with fitted wardrobes. Bedroom 1 benefits from an en-suite shower room comprising large shower cubicle, WC and pedestal wash basin. The accommodation is completed with a three-piece family bathroom comprising bath with shower over, WC and pedestal wash basin.

EXTERNAL

At the front of the property is a block paved driveway affording off road parking in front of the single garage. A flight of steps leads down to the front garden with level lawn, shrub borders and a mature privet hedge, there is also access from the lane via a personal gate and sloping path to the front door. The rear garden is accessed via the sitting room or garage and features an elevated patio with wrought iron balustrade, from where woodland views can be enjoyed, a level lawn and a sheltered, pea-gravel seating area.

LOCATION

Kebroyd is situated between Ripponden and Triangle, within walking distance of excellent local schools and amenities, including a health centre, dental surgery, vets practice, recreation ground and a selection of shops, pubs and restaurants.

There is a regular bus service and the M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES

All mains services. Gas central heating with boiler located in kitchen.

TENURE

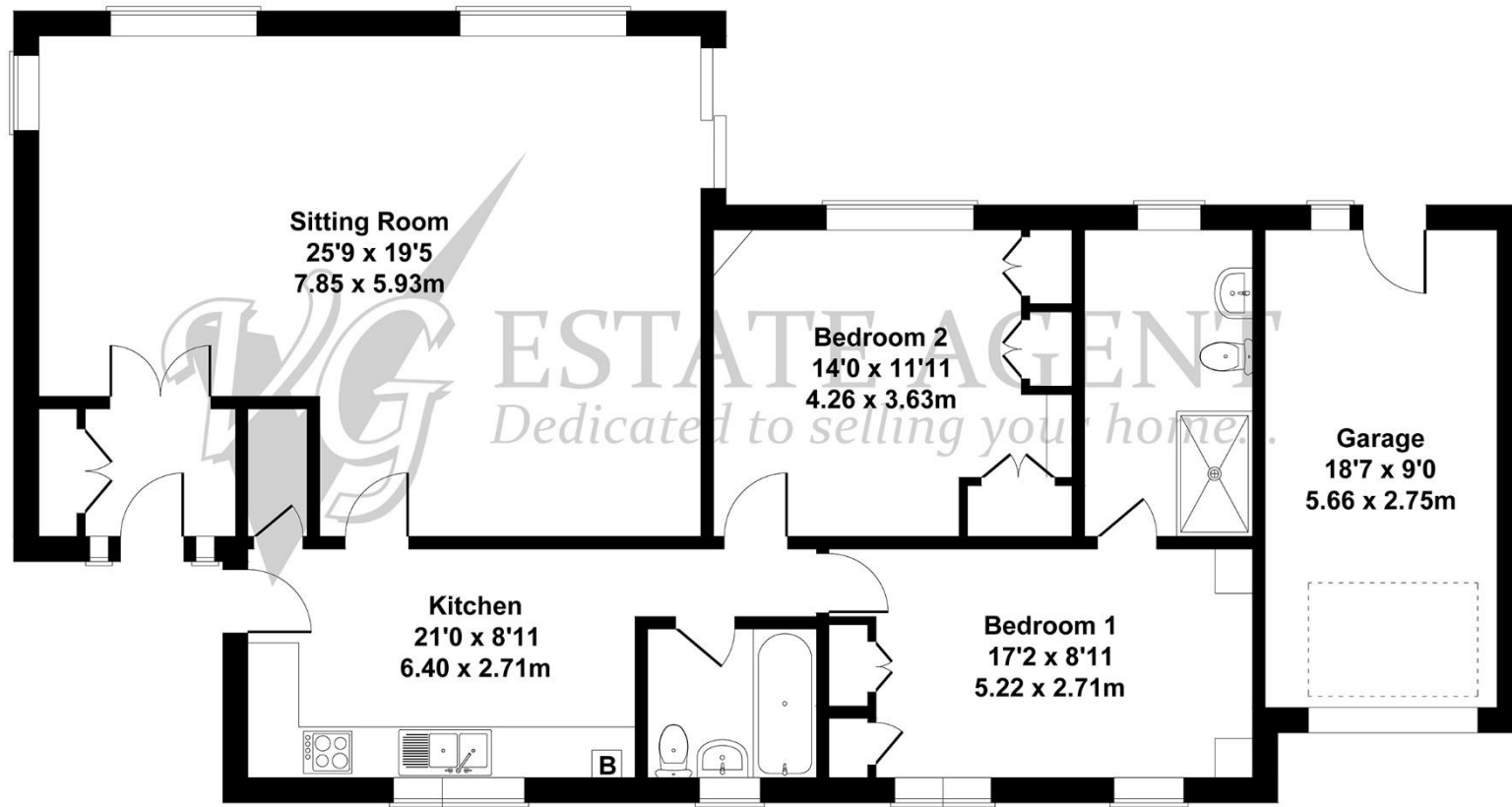
Freehold.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and proceed along here for approximately 1 mile. On reaching Kebroyd (passing Glenfield Garage on the left hand side), take the next major left into Kebroyd Lane, proceed uphill, taking the third turn into Kebroyd Mount and Rozelle is the last bungalow on the left hand side.



Approximate Gross Internal Area
1302 sq ft - 121 sq m





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