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69 KERSHAW CRESCENT

LUDDENDENFOOT | HX2 6NR

Enjoying a quiet yet convenient location in Luddendenfoot, this semi-detached home offers deceptively spacious accommodation with far-reaching views.

The property has been updated by the present owner to create a stylish home with the added benefit of gardens to the front and rear, and off-road parking for two cars.

The property is ideal for a young family or retirees, and is offered for sale with no upward chain.



GROUND FLOOR

Entrance Vestibule
Sitting Room
Dining Kitchen
Rear Entrance Hall

FIRST FLOOR

Landing
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX BAND

A

EPC RATING

TBC

INTERNAL NOTES

The property is accessed via an entrance vestibule with staircase rising to the first floor.

The well-proportioned sitting room enjoys a private aspect overlooking the front garden. The kitchen houses grey units with solid oak worktops, a four-ring gas hob with filter canopy above, an electric oven, washer and space for a fridge freezer. There is a rear entrance hall with an under stairs cupboard housing the boiler.

To the first floor are two good-sized double bedrooms. Bedroom 2 enjoys superb far-reaching views and has a built-in wardrobe. The bedrooms are complemented by a part-tiled bathroom housing a cast-iron bath with shower over and shower screen, a vanity unit with square basin and a WC.

The loft benefits from excellent head height and could be easily converted to add an additional bedroom.

EXTERNAL

The property benefits from lawn gardens to the front and rear. To the front is a driveway providing off road parking for two cars, plus two timber sheds. At the rear is a decked patio enjoying far-reaching views.

LOCATION

Surrounded by beautiful countryside with easily accessible country walks and bike rides. The property is only 10 minutes' drive from the extensive amenities in the market towns of Hebden Bridge and Sowerby Bridge. Nearby amenities include several primary schools, doctor's surgery and a selection of shops and pubs.

There is a regular bus service within 2 minutes' walk, several mainline railway stations nearby with direct access to Leeds, Manchester and Bradford, and the M62 is within 20 minutes' drive, offering good commuter links.

SERVICES

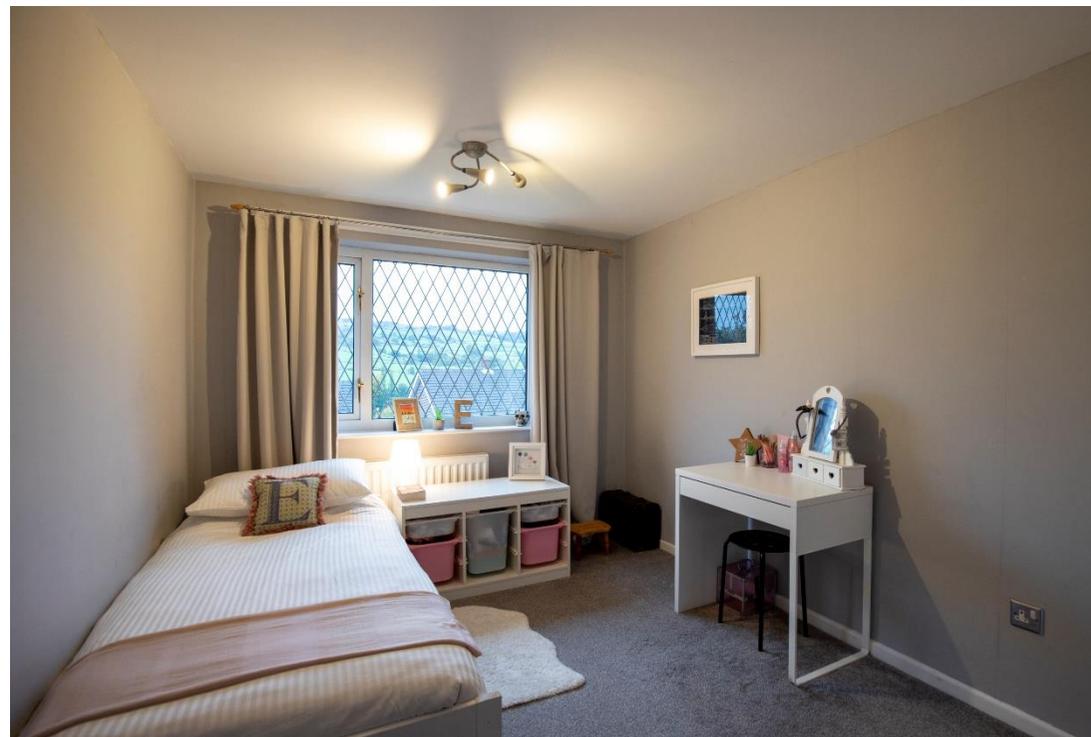
All mains services. New gas central heating system and boiler installed in 2018. The boiler is located in the under stairs cupboard. UPVC double glazing.

TENURE

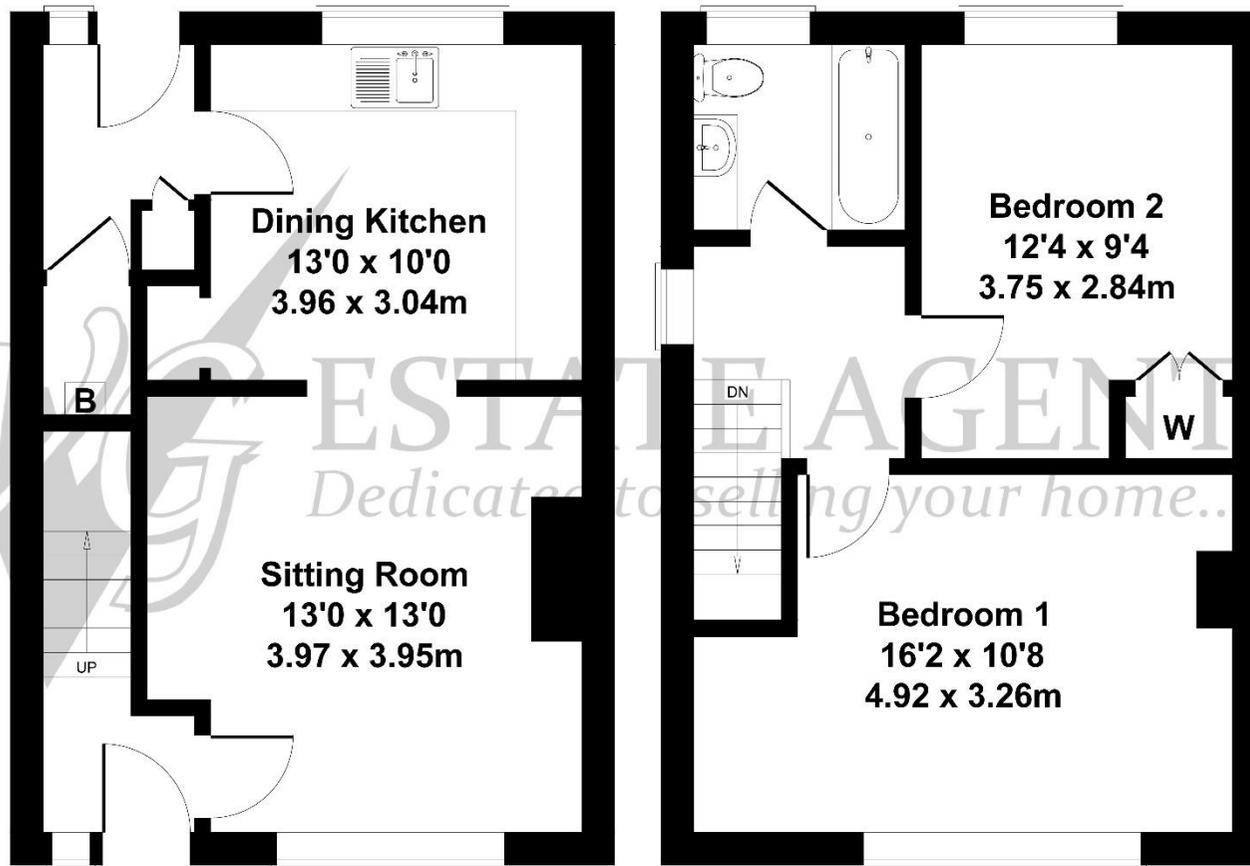
Freehold.

DIRECTIONS

From Halifax take the A646 towards Hebden Bridge and on reaching Luddendenfoot turn right into Luddenden Lane and proceed uphill. Upon reaching Kershaw House turn left into Kershaw Drive. Proceed uphill past Luddenden CE School and straight ahead at the mini roundabout. At the top of Kershaw Drive bear left into Kershaw Crescent. Follow the road around and the No.69 is on the right-hand side, identified by our sale board.



Approximate Gross Internal Area
753 sq ft - 70 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.