

# MARSH & MARSH PROPERTIES

7 Church Bank, Sowerby Bridge, HX6 2LP

£190,000



**\*\*ATTENTION ALL YOUNG FAMILIES OR PROFESSIONAL COUPLES\*\*** This is at a very competitive price and will make a great home for anyone looking for a three bedroom semi-detached property within the popular location of Sowerby Bridge. With all local amenities including a train station, just a few minutes' walk away, this property is conveniently placed for all interested parties. Along with a modern kitchen and bathroom there is a gas central heating system and the house also benefits from being fully uPVC double glazed. In brief comprises of; Entrance hall, dining area which is open plan with the kitchen, lounge and a cloak room are all to the ground floor. To the first floor are two double bedrooms, a generous size single room and the house bathroom. Externally there is a pebble garden to the front with views, to the side is a large secure, gated driveway providing parking for up to three cars and to the rear is a fantastic decked garden with great views.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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### ENTRANCE

Accessed via a UPVC door and leads straight into the dining area. Open staircase, radiator, mains smoke alarm and a UPVC window and door.

### CLOAK ROOM

A modern two piece suite comprises of a low flush toilet and a hand wash basin with splash back tiling. Radiator, extractor fan and a UPVC window.

### DINING AREA 4.0 x 2.0m (13'2 x 6'7)



This room is open plan with the Kitchen and has a radiator, engineered oak flooring, ceiling spot lights and a useful under the stair store cupboard.

### KITCHEN 2.9 x 2.3m (9'6 x 7'7)



The wide range of wall and base units offer ample storage space and incorporate a single stainless steel sink with splash back tiling. Integrated appliances include a dishwasher, fridge and a freezer and there is a built in electric oven, gas hob with a stainless steel cooker hood. Space with plumbing for a washing machine, ceiling spot lights and a UPVC window.



### LIVING ROOM 4.9 x 3.5m (16'0 x 11'5)



A relatively spacious lounge with French UPVC windows which look out to the decking garden and across the valley to Norland Moor. A modern pebble effect, living flame gas fire is set on a black granite fireplace with a wood surround. Radiator, engineered oak flooring and a Sky TV point.



good views.



### LANDING

The stairs lead up from the entrance hall. Mains smoke alarm and loft access.

### BEDROOM ONE 4.1 x 3.0m (13'5 x 9'10)



A double room with a radiator, engineered oak flooring and a UPVC window.

### BEDROOM TWO 3.7 x 3.0m (12'1 x 9'10)



A double room with a radiator, engineered oak flooring and a UPVC window with good views.

### BEDROOM THREE 2.5 x 2.4m (8'2 x 7'10)

This is a generous size single room with a radiator, engineered oak flooring and a UPVC window with

### BATHROOM



This modern white three piece suite comprises of a bath with a mixer tap and a power shower above with a bi-folding shower screen, pedestal sink and a low flush toilet. The floor is tiled with matching partially tiled walls. A useful store cupboard houses the boiler, radiator, extractor fan, ceiling spot lights and a UPVC window.

### EXTERNAL



To the front of the property is a low maintenance pebble garden which could be utilised as a peaceful seating area to admire the views.



Large double gates provide secure parking to the driveway at the side of the property for up to three cars. A large garden shed is also to the side of the house.



A fantastic, low maintenance decking area is to the rear of the property which is southerly facing and boasts great views of the church and across the valley to Norland.

### LARGE SUMMERHOUSE

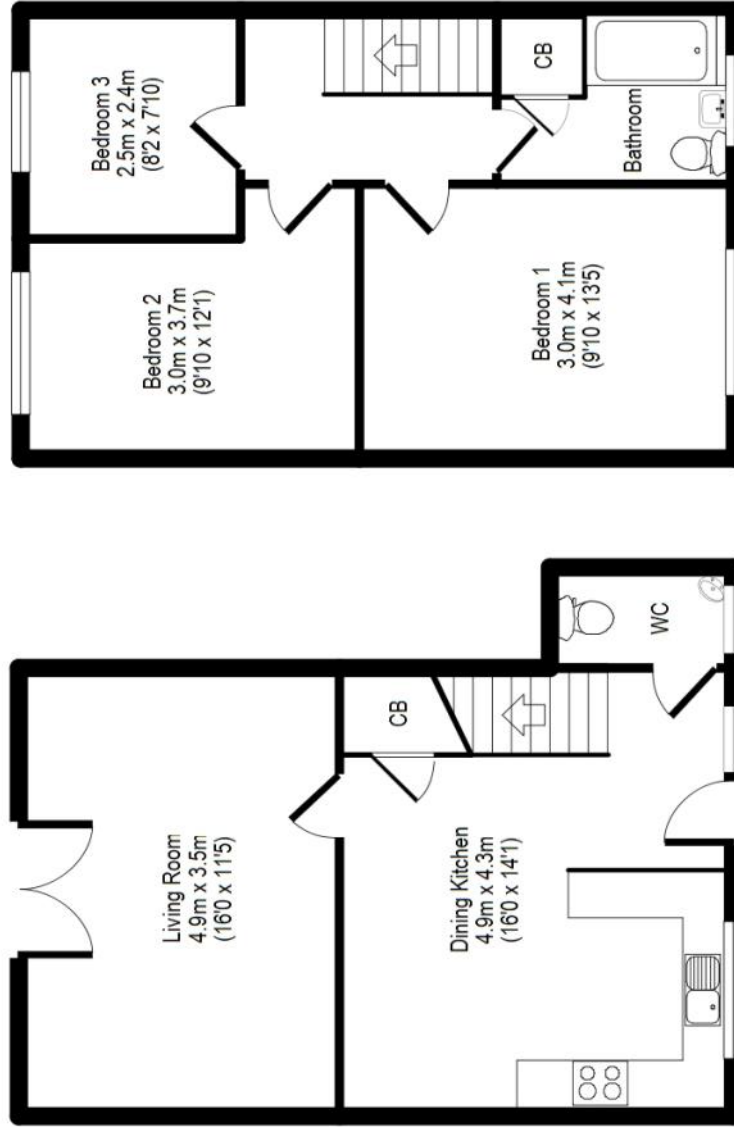


Located in the garden providing an ideal external office space. With power and lighting.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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