

MARSH & MARSH PROPERTIES

12 Denby Place, Sowerby Bridge, HX6 2ER

£130,000



If you are looking for the perfect property for a first time buyer, property investor or downsizing couple, situated in a sought after location on the outskirts of the highly popular village of Sowerby Bridge, then this will be the house for you. This two double bedoomed, mid-terraced, property is well-presented throughout and benefits from a quiet situation and a charming, low-maintenance, rear garden and ample on street parking to both the front and rear of the property. Rarely do houses such as this come available and, therefore, offers an exciting and rare opportunity.

Just step inside and you will immediately be impressed with the charming presentation of the property throughout. Offered with a modern style and welcoming presentation, creating the opportunity to move in with little work required. With its generous living room, well-appointed kitchen, spacious master bedroom, large house shower room and top floor second bedroom, again offering ample space.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

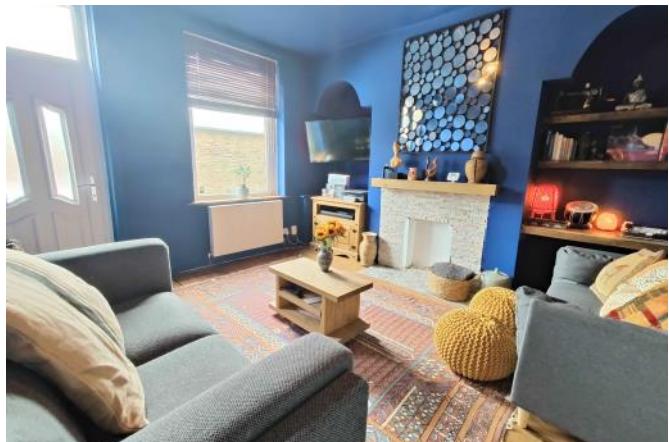
www.marshandmarsh.co.uk

Located close to an outstanding primary school, with good secondary schools within a short commute. Situated on the outskirts of Sowerby Bridge, just 5 mins walk away, the property benefits from quiet surroundings, however, its proximity to Rochdale Road provides quick transport connections into Halifax or towards Manchester. The Sowerby Bridge train station provides excellent rail services to the surrounding towns and cities.

Owing to the whole host of fantastic features on offer with this charming property, situated within a stone's throw of Sowerby Bridge, an appointment to view is essential in order to fully appreciate this property.

From the front of the property a uPVC double glazed door opens into the

LIVING ROOM



A spacious and well-presented living room that is light and bright owing to the large uPVC double glazed window to the front elevation, transom window and central light fitting. A feature fireplace, with tiled hearth, stone chimney and wooden mantelpiece, creates the ideal central

feature for the whole room. There is ample space for a three piece suite along with additional furniture. With a solid wooden floor, double radiator, alcove storage space to either side of the chimney and television access point.



To the rear of the living room a wooden door opens into the

KITCHEN



A beautifully presented kitchen that is beautifully laid out and presented creating a highly functional space. The kitchen features a uPVC double glazed door, to the rear elevation, offering access to the rear gardens. An under stairs storage area provides additional pantry storage space and

room for a fridge/freezer. The kitchen has a "U" shaped marble effect counter running around the edge, all with over and under counter cupboards and drawers. With an integrated oven, integrated hob, modern style extractor hood, plumbing for a washing machine, integrated dishwasher, central light fittings, under cupboard lighting, uPVC double glazed windows to the rear elevation overlooking the garden, tiled flooring, tiled splashbacks and a 1 ½ granite composite sink with a stainless steel mixer tap.



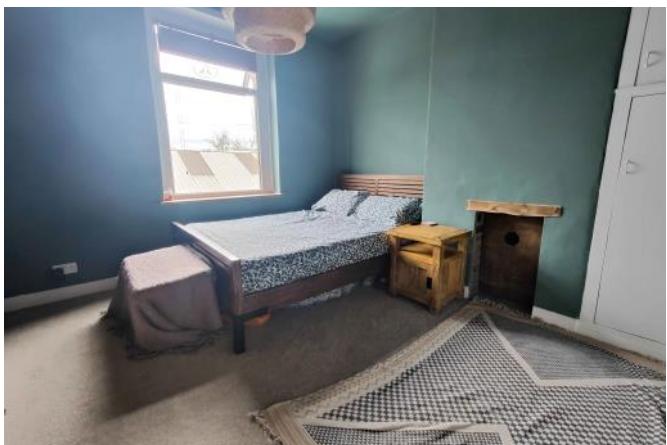
From the living room a wooden door opens onto a carpeted staircase that leads up to the

LANDING

A well-presented, light and bright hallway with a carpeted floor, central light fitting and uPVC double glazed window to the rear elevation.

From the landing wooden doors open into

BEDROOM 1



A well-presented, bright and spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room also features two fitted cupboards offering additional storage space. With

a carpeted floor, central light fitting, single radiator, uPVC double glazed window to the front elevation and brick exposed feature fireplace.



SHOWER ROOM



A light, bright and modern shower room that makes excellent use of the area on offer to create a highly functional space. The shower room features a large corner shower cubicle, close coupled toilet, pedestal washbasin, vinyl floor, tiled splashbacks, central light fitting, frosted uPVC double glazed window to the rear elevation and a single radiator.



From the hallway a wooden door opens onto carpeted stairs that lead up to

BEDROOM 2



Another spacious bedroom again offering space for a double bed along with additional furniture. This room is currently used as a guest bedroom/

work from home office and makes excellent use of the space on offer. With a carpeted floor, skylight window, beamed ceiling, eaves storage space and central light fitting.

GARDENS



A charming and low-maintenance rear garden that presents the ideal space to sit out and relax or to have a barbecue. The garden is pebbled with a central flagged pathway leading up to the rear gate access. To one side a number of stone storage sheds offer an additional feature for the garden. The garden is bordered by stone wall and wooden fence.

PARKING

The property features ample on street parking to both the front and rear elevations.

GENERAL

The property has the benefit of all mains services, gas, electric, new boiler with guarantee and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Sowerby Bridge take Tuel Lane (A6139) and travel for 0.4 miles. Turn Right onto Denby Place and look out for the Marsh and Marsh Properties "For Sale" sign on your right hand side.

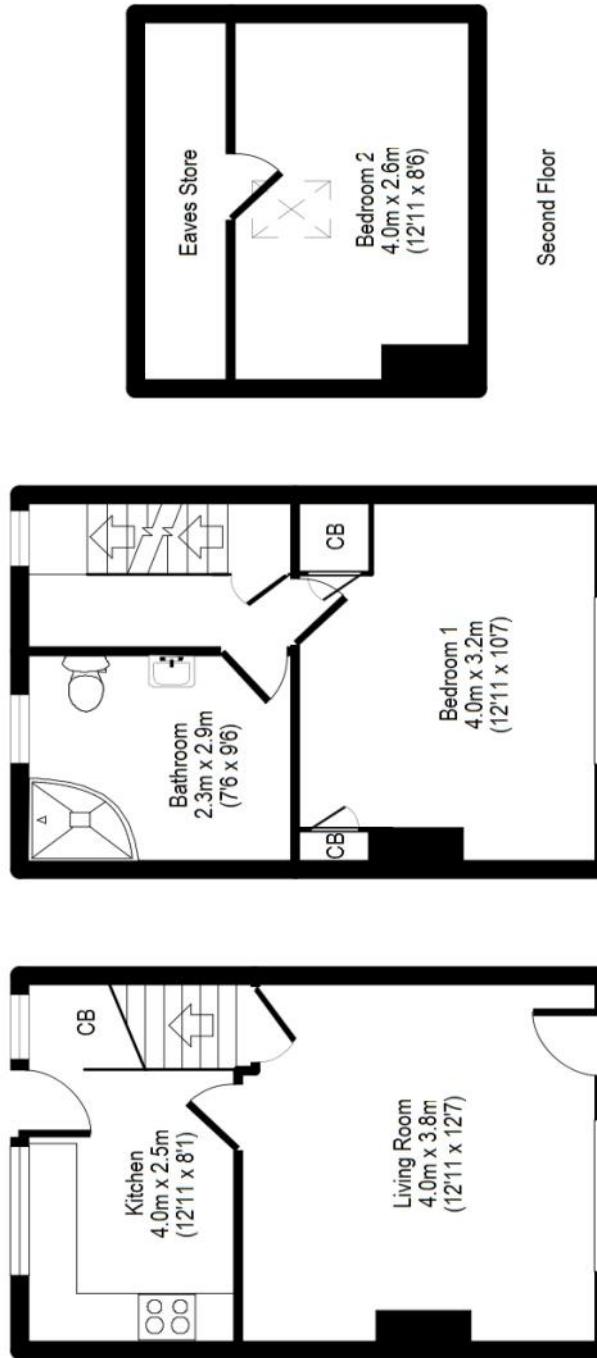
For sat nav users the postcode is: HX6 2ER

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

12 Denby Place, Sowerby Bridge, HX6 2ER



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. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk