

# MARSH & MARSH PROPERTIES

19 Fixby Avenue, Sowerby Bridge, HX2 7DH

£160,000



\*\*ATTENTION TO ALL YOUNG/PROFESSIONAL COUPLES OR ANYONE LOOKING TO DOWNSIZE\*\* This home is not to be overlooked and offered with no onward purchase. Which is why it demands an internal inspection to appreciate the 'WOW' factor the second that you step through the door. The whole house has undertaken a full renovation in 2022, to include an amazing kitchen along with an exceptionally stylish four piece house bathroom. All this should give you the peace of mind that there will not be any hidden costs to surprise you down the line. This two bedroom property is situated in a highly desirable and convenient location with easy railway and motorway links and access to local towns only a few minutes' drive away. In brief comprises of; Lounge, breakfast kitchen, cloakroom, and an office/game/playroom all to the ground floor. A large double bedroom and the bathroom are to the first floor, which then leads up to the second double bedroom and the second floor. To the front of the property there is a lovely, enclosed garden.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

### LIVING ROOM 4.2 x 4.6m (13'9 x 15'1)



Being open plan with the elevated kitchen and presented to a great standard which sets the precedent for the rest of the property is this spacious, modern, and contemporary living room. Finished off with a luxury vinyl wood effect floor and tasteful décor. Radiator, UPVC window and UPVC front door.

### KITCHEN 3.8 x 4.3m (12'5 x 14'1)



'WOW' immediately springs to mind when you first set your eyes on this room. Designed for modern day living and entertaining in mind is this delightful and extremely impressive, fitted kitchen. There are a wide range of wall and base units which provide more than sufficient storage space

an incorporate an integrated dishwasher, a fridge, and a freezer. A large cooker hood sits proudly above a large Aga style cooker. This is offered with an option to buy with the purchase of the property. A traditional design mixer tap compliments the Belfast style sink which is further complimented by the Quartz worktops and matching upstands. Completing this fabulous room of to high spec are the large floor tiles, under unit lighting, ceiling spotlights, designer radiator, heat censored smoke alarm and a UPVC window with external lighting.



### OFFICE/STUDY, SNUG OR GAMES ROOM



This room simply offers itself to several uses depending on the individual needs of the new

owner. Currently it is a utility room only, as there is plumbing for a washing machine, and it also houses the combination boiler, only installed in 2018. The luxury vinyl flooring runs through from the lounge. Ceiling spotlights, radiator and a UPVC window.

#### CLOAKROOM

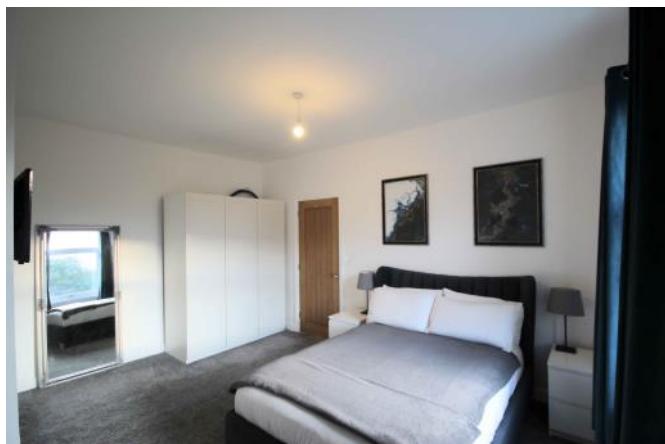


A modern, white two piece suite comprises of a low flush toilet and a hand wash basin. Luxury vinyl flooring and a radiator complete the room.

#### LANDING

The staircase leads up from the lounge and then continues to the second floor. Mains smoke alarm.

#### BEDROOM ONE 3.6 x 4.6m (11'9 x 15'1)



A large double room with a radiator and a UPVC window that boasts far reaching views.

#### BATHROOM



Again, just like the kitchen, this stylish, four piece bathroom certainly has the 'WOW' factor. Comprising of a sought after double ended, freestanding bathtub which is complimented by a wall mounted waterfall mixer tap. A large glass shower cubicle with a handheld and a rainfall power shower. A useful vanity sink unit with a matching waterfall mixer tap and a low flush toilet. Completing the bathroom of to high spec are the tasteful wall and floor tiles, chrome towel radiator, ceiling spotlights, extractor fan and a UPVC window.

## BEDROOM TWO 3.0 x 4.6m (9'10 x 15'1)



A second double room with access to a small loft space via a pull down ladder. Radiator and a UPVC window with views.

There is a fantastic, enclosed garden to the front of the house. It is minimal maintenance with both a stone patio and an artificial lawn.

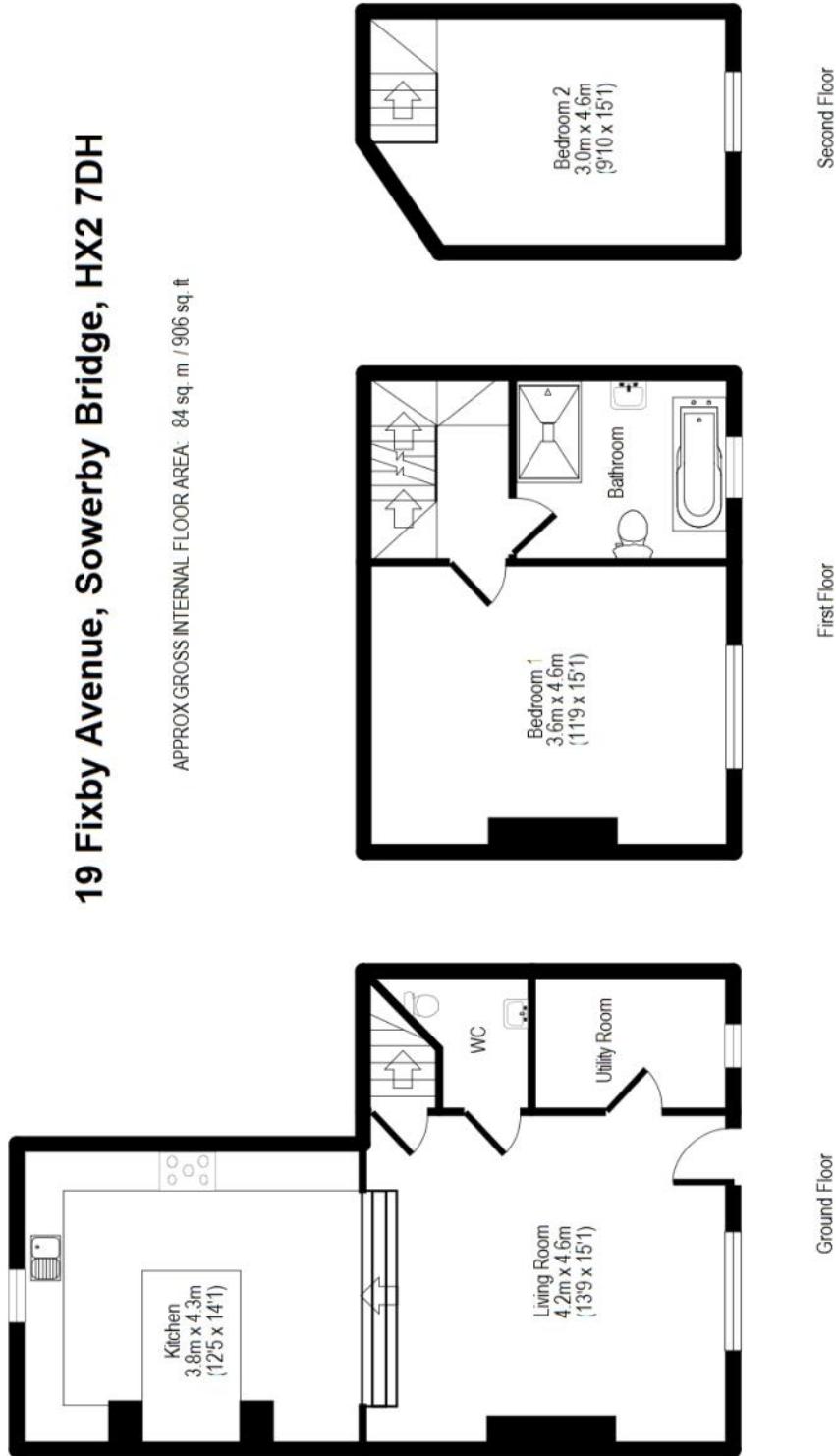


Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the 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.

## EXTERNAL



## 19 Fixby Avenue, Sowerby Bridge, HX2 7DH



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](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)