

MARSH & MARSH PROPERTIES

10 Willow Terrace, Sowerby Bridge, HX6 2JN

£200,000



****ATTENTION ALL YOUNG/PROFESSIONAL COUPLES, FIRST TIME BUYERS OR ANY BUY-TO-LET INVESTORS**** Tucked away on the outskirts of the popular location of Sowerby Bridge, with a picturesque outlook along with far reaching views is this deceptively spacious, FOUR DOUBLE BEDROOM mid-terrace property. With all local amenities nearby to include a range of supermarkets, highly regarded local schools, a railway station and easy access to the M62 motorway this property opens itself up to a wide variety of potential buyers. In brief, To the ground floor you have a vestibule entrance, lounge, and a large dining kitchen with access to the spacious basement which can easily be developed for extra living accommodation. Two double bedrooms and the house bathroom are to the first floor and a further two double bedrooms are to the second level. Externally you will find an enclosed decking garden to the front with a pleasant outlook and far reaching views. To the rear there is an enclosed garden and a plot across the private lane.

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VESTIBULE ENTRANCE

A spacious area accessed via a solid wood door.

LIVING ROOM 4.3 x 5.2m (14'1 x 17'0)



Centre stage of this room is a beautiful red brick chimney breast which houses an impressive AGA multi-fuel stove. The room is finished off with tasteful décor, radiator and a UPVC window with a picturesque outlook.

DINING KITCHEN 4.3 x 3.9m (14'1 x 12'9)



This sizeable room provides enough space to comfortably fit a large dining table for all those family gatherings. The fitted kitchen boasts a wide range of wall and base units and incorporate a stainless steel sink with a mixer tap that is further

complimented by the modern, white brick bond splashback tiles. There is also a built in electric oven with a matching gas hob which are positioned within the chimney breast. Completing this room is a radiator, original exposed floorboards, rear external door, UPVC window and access to the basement.



BASEMENT 4.3 x 4.8m (14'1 x 15'10)



What a fantastic opportunity this gives to develop into further living accommodation. This spacious basement is dry and has an external UPVC door and a UPVC window. This is not a small dingy room with low ceilings and once developed can offer itself to several different uses. There is a Belfast style sink with hot and cold water, combination boiler and a sectioned off storeroom (2.01M x 1.21M) which could be converted to a shower room if this basement were converted to a bedroom.

LANDING

The staircase leads up from the lounge and a second staircase leads to the second floor.

MASTER BEDROOM 4.3 x 4.2m (14'3 x 13'11)

A large double room with an original feature, cast iron fireplace, radiator and a UPVC window with

far reaching views.



BEDROOM FOUR 2.7 x 3.2m (8'8 x 10'4)



A small double or spacious single room with a radiator and a UPVC window.

BATHROOM

Completed to a high spec with tasteful Travertine wall and floor tiles is this modern three piece suite which comprises of a large vanity sink unit with a chrome mixer tap, low flush toilet and a p-shape bath with a mixer tap and a power shower that boasts both rainfall and handheld shower heads. Completing the room is a wall mounted mirror cabinet over the vanity sink unit, chrome towel radiator and a UPVC window.



BEDROOM TWO 4.3 x 5.3m (14'1 x 11'7)



A double room with a fitted triple wardrobe, radiator, and a Velux window.

BEDROOM THREE 4.3 x 2.7m (14'1 x 8'11)



Matching bedroom two but slightly smaller with a fitted triple wardrobe, radiator, and a Velux window.

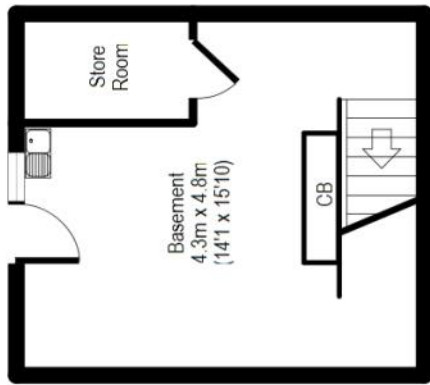
EXTERNAL



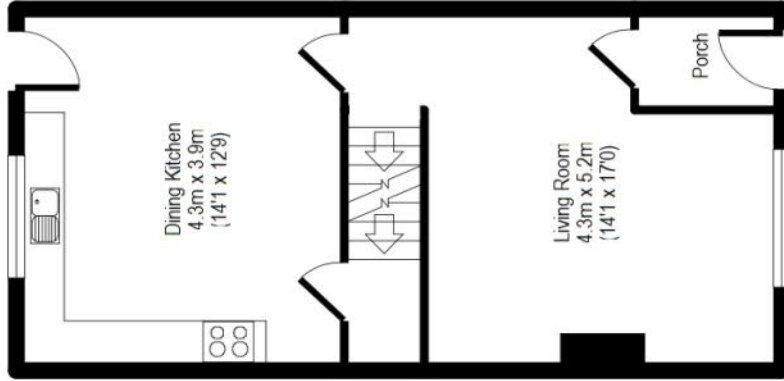
To the front you will find an enclosed decked garden to take advantage of the views on show and to the rear there is an enclosed paved yard and a plot across the private lane where some neighbours have made beneficial use of by developing into lovely gardens or patio areas.

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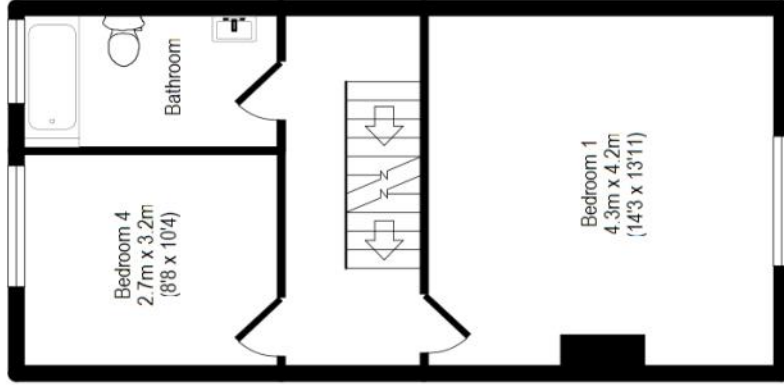
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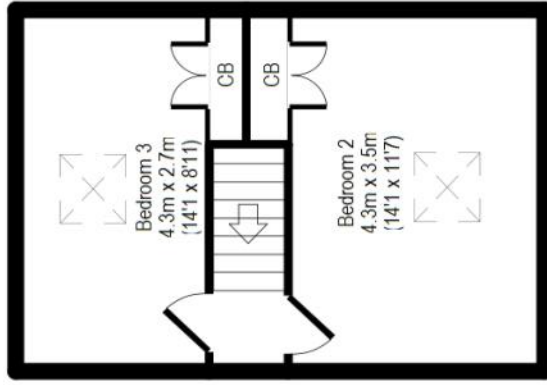
Basement



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 127 sq. m / 1362 sq. ft

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.

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