

# MARSH & MARSH PROPERTIES

1 Regal Close, Rishworth, Sowerby Bridge, HX6 4RP

£385,000



If you are looking for that perfect family home, presented in beautiful condition throughout, which immediately greets you with that “at home” feeling from the moment you arrive, then look no further than this four bedroomed, detached, property. Situated on a quiet, residential Close in the Rishworth village, in a well-regarded and sought after area that offers peaceful surroundings with an impressive valley backdrop. The property benefits from a charming front garden that enhances the kerb appeal along with a south facing rear garden, offering the ideal place for children and pets to play. To the front of the property are two brick paved driveways offering parking for three cars.

Internally the property will continue to impress, being presented in immaculate condition throughout creating the ability for any prospective purchaser to move in with little to no work required. The house has a modern décor and design throughout and offers a fantastic family home. With its unique and welcoming vestibule, warm entrance hallway, spacious living room, open and beautifully presented dining kitchen, play room/sitting room, conservatory, utility room, ground floor WC and shower room, four bedrooms and house bathroom. With so much on offer internally this property is certainly one that needs further investigation.

*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)

The property is well connected, being located in Rishworth, just a stone's throw from Ripponden and "round the corner" from the well regarded Sowerby Bridge. The property also provides easy access to the A672 that has a quick and easy connection onto the M62 offering excellent access to the cities of Manchester, Leeds and Bradford. The Sowerby Bridge train station also offers excellent rail access to the local areas. The house is within the catchment areas of good primary and secondary schools, all within a short commute.

Owing to the fantastic numerous features on offer, including its immaculate internal condition, sought after residential location and south facing garden, an appointment to view is essential.

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

### VESTIBULE



An excellent addition, the vestibule offers a unique feature that will certainly impress and provide a fantastic first impression from the moment you arrive at the property. Its full uPVC double glazed frontage provides a view of the driveway and the spacious nature creates an ideal

place to store coats and shoes. With its tiled floor, wall mounted coat hooks, central light fitting and modern vertical mounted radiator.

From the vestibule a uPVC double glazed door opens into the

### HALLWAY



A welcoming hallway space that creates an ideal entrance to the property. With its Parquet style wooden floor, central light fitting and single radiator.

From the hallway a wooden door opens into the

### LIVING ROOM



This open and spacious modern-style living room creates the ideal family communal space. The room offers ample space for a three-piece suite along with additional furniture. The whole room is bathed in natural light owing to the large uPVC double glazed window to the front elevation. With a carpeted floor, central light fitting, vertical style radiator, double radiator and television access point.



From the hallway double wooden doors open into the

### DINING KITCHEN



ground floor, therefore, cementing itself as a true hub of the property. The dining area would have plenty of room for a dining table but is left open currently (dining table in the conservatory). The dining kitchen features laminated work surfaces to three walls, which extend into the centre of the room creating a breakfast bar. The room is well presented in a neutral colour scheme and is well lit via four down lights in addition to the numerous ceiling inset spotlights. With an integrated hob, integrated oven, extractor hood, vertical modern style radiator, uPVC double glazed window to the rear elevation, splashback tiling, Parquet style wood laminate floor, integrated dishwasher and an inset sink with stainless steel mixer tap.



A real treat is this open plan dining kitchen, featuring open entrances to a large amount of the

From the dining kitchen a sliding door opens into the

### PLAY ROOM / SITTING ROOM



A fantastic addition to the property as a multi-use room; the play room/sitting room offers that extra space that any family needs to suit their requirements. With a Parquet style wood laminate floor, uPVC double glazed window to the rear elevation, frosted uPVC double glazed window to the vestibule, ceiling inset spotlights, vertical modern style radiator and twin cupboard storage space.

From the dining kitchen a large opening leads into the

### CONSERVATORY

A spacious conservatory offering additional space for the dining kitchen and becoming incorporated to the central living area, currently housing the dining table. The conservatory provides access to the rear elevation from its uPVC double glazed French doors, uPVC double glazed construction with windows to three sides, Parquet style wood laminate floor, double radiator and central light fitting.



From the kitchen a wooden door opens into the

### UTILITY ROOM



Another ideal addition to the property offering further work space. A set of laminated work surfaces offers plenty of work space, along with additional storage owing to under counter cupboards. The utility room offers access to the rear elevation via its uPVC double glazed door. The room has uPVC double glazed windows to the front and rear and has ceiling spotlights for additional illumination. With a tiled floor, single radiator, space for a fridge/freezer, plumbing for a washing machine and space for a dryer.

From the hallway a wooden door opens into the

### WC & SHOWER ROOM



An ideal addition providing further ground floor facilities in a neat and well laid out format. With a vanity inset washbasin, frosted uPVC double glazed window to the side elevation, close coupled toilet, stainless steel towel radiator, shower cubicle, tiled floors, tiled walls and ceiling inset spotlights.

From the hallway a glass panel balustrade with carpeted stairs lead up to the

### LANDING

With a carpeted floor, loft access hatch, single radiator, uPVC double glazed window to the side elevation, central light fitting and cupboard storage.

From the landing wooden doors open into

### BEDROOM 1



A spacious master bedroom offering ample room for a double bed along with additional furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.



### BEDROOM 2



Another good sized bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

### BEDROOM 3

The ideal room for a child's bedroom, guest room or work from home office space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.



#### BEDROOM 4



A long fourth bedroom that is currently utilised as a dressing room with a wall-length set of fitted wardrobes. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

#### BATHROOM

A well-presented house bathroom that makes excellent use of the space on offer, with a panel bath, over bath shower, glass splash guard, vanity inset washbasin, frosted uPVC double glazed windows to the side elevation, stainless steel towel radiator, close coupled toilet, splashback tiling, tiled floor and ceiling inset spotlights.

#### GARDENS



To the front of the property is a well maintained shrub garden that not only enhances the kerb appeal of the property but also creates a pleasant border for the driveway and enhances the privacy of the property.



To the rear of the property are the south facing gardens, a real sun trap and ideal for sitting out and having a barbeque or for children and pets to play. The garden is bordered on all sides by wooden fence creating a secure space. To the edge of the property is a flagged patio area creating an ideal seating space. To one side is a wood chip swing set area. The main section of the garden has a large lawn with a rockery garden to the rear corner.



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.

### **PARKING**



To the front of the property are two brick paved driveways offering space for three cars.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

### **TO VIEW**

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

### **DIRECTIONS**

From Ripponden head towards Rishworth on Oldham Road (A672) for 1.2 miles and then turn right onto Rishworth new road. After 0.3 miles turn left onto Regal Drive and then right onto Regal Close. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

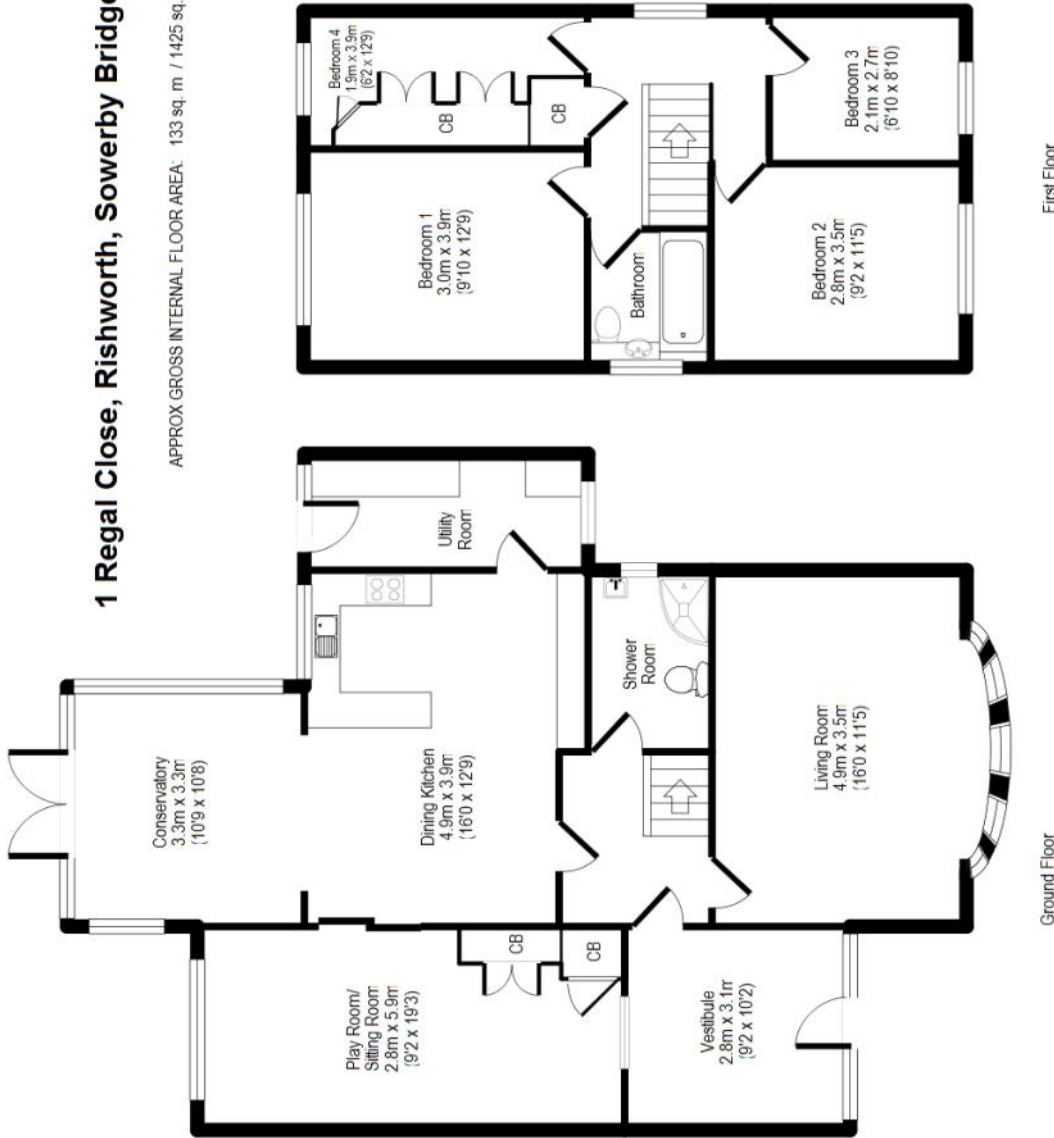
For sat nav users the postcode is: HX6 4RP

### **MORTGAGE ADVICE**

We have an associated independent mortgage and

# 1 Regal Close, Rishworth, Sowerby Bridge, HX6 4RP

APPROX GROSS INTERNAL FLOOR AREA: 133 sq. m / 1425 sq. ft.



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