

MARSH & MARSH PROPERTIES

10 Grange Manor, Sowerby Croft Lane, Sowerby Bridge, HX6 3SF

£395,000



The true meaning of “luxury living”, this two-bedroomed apartment portrays that premium level; if you are wanting that premier lifestyle this will certainly be the property for you. It is also offered with the advantage of NO CHAIN. Situated in a converted period building on the top of the hill, overlooking Sowerby Bridge, offering one of the most stunning and far-reaching views we have ever seen with an apartment. From the moment you arrive you will immediately get the sense of luxury, from its gated entrance way, beautifully manicured surrounding gardens and benefitting from being on the doorstep of Ryburn Golf Course.

When you step inside the entrance hall you can tell that this is a beautifully maintained apartment complex, with its thick carpets, original banisters and well-lit hallways leading to the stunning solid wooden front doors. This apartment also benefits from front and rear access hallways owing to its hidden rear access doorway, opening into the rear landing, that offers lift access.

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Open the front door and the real “wow” factor will greet you. This apartment is presented with a style and finish which you can immediately tell that the current owners have spared no expense. The real pièce de résistance is the rear balcony (accessed via the two bedrooms) featuring glass panels and ample space to sit out and relax whilst taking in the truly outstanding views. With its large and open living room, immaculately presented kitchen, two double bedrooms (one with en-suite), spacious house bathroom and walk-in wardrobe.

Located on the outskirts of Norland, overlooking Sowerby Bridge, this property benefits from a rural location whilst retaining excellent access to the local amenities and access routes. The property is a short drive from the Sowerby Bridge train station that provides quick and easy rail connections to the surrounding area including access to the Grand Central train service. The apartment is also within the catchment area of good local schools. The M62 is just a short 5.6 miles’ drive away from the property.

If you are looking for that special something, a real premium property with stunning features on offer, this will be the home for you; just step inside and you will certainly be impressed.

From the front communal space a wooden door opens into the

HALLWAY

The first private internal space that you are greeted with and it certainly presents the ideal first impression. Its deep and rich colour scheme complements the style of the property, with its carpeted floor, double radiator, ceiling inset

spotlights, cornice to ceiling and front access video intercom.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented, warm and welcoming living room that, owing to the dual aspect nature, with the uPVC double glazed windows to the front and side elevations, the room is bathed in natural light. A modern and feature suspended fireplace creates the ideal central feature for the whole room. There is ample space for a three piece suite along with additional furniture. With a carpeted floor, double radiator, ceiling inset spotlights and television access point.

From the living room a wooden door opens into the

DINING KITCHEN



A smart and stylish kitchen that offers ample

space to one side for a dining table and, therefore, creating the ideal work space or location to entertain. The kitchen has solid granite counters and splashbacks in an "L" shape to two walls, all with over and under counter cupboards and drawers. The kitchen has a set of uPVC double glazed windows to the front elevation. With an integrated gas hob, integrated oven, fitted fridge/freezer, under counter lighting, integrated dishwasher, integrated washing machine and an inset sink that features a Quooker tap.

From the hallway a wooden door opens into

BEDROOM 1



A large and spacious master bedroom that offers

plenty of space for a super-king bed along with additional bedroom furniture. A set of fitted wardrobes to one side provides ample storage. The room is well illuminated via ceiling inset spotlights and receives natural light owing to the French doors that open onto the balcony offering a stunning view to wake up to. With a carpeted floor and double radiator.

From bedroom 1 a wooden door opens into the

EN-SUITE



A well laid out and stylish en-suite shower room. With its tiled floor, tiled walls, large wall-size mirror, shower cubicle, wall mounted washbasin, close coupled toilet, cornice to ceiling, ceiling inset spotlights and a stainless-steel towel radiator.

From bedroom 1 a set of French doors opens out onto the

BALCONY



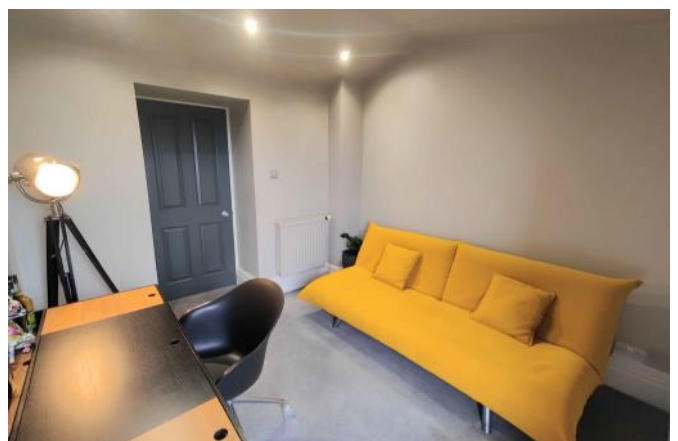
The balcony is a perfect addition to the property. Its spacious area offers plenty of room for seating and a barbeque area, all whilst providing the ideal vantage point for the views to the rear of the building. The balcony has been further improved by having composite wood decking added to the

floor and glass panelling allowing more light into the internal rooms.



From the hallway a wooden door opens into

BEDROOM 2



A generous second double bedroom that is currently used as a charming work from home office space. The second bedroom also offers access to the rear balcony via a double glazed uPVC door. With a carpeted floor, ceiling inset spotlights and a double radiator.



shower, wall mounted washbasin, close coupled toilet, stainless steel towel radiator, ceiling inset spotlights and extractor fan. To the rear of the bathroom there is a wooden door that opens into a store room that houses the boiler and water heater.



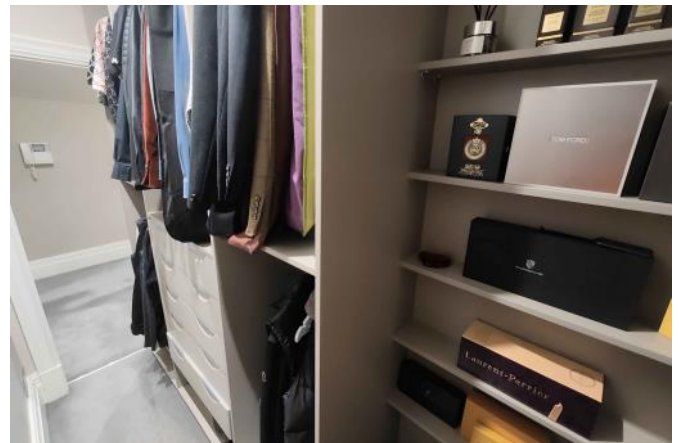
From the hallway a wooden door opens into

BATHROOM



A charming and beautifully presented house bathroom that makes excellent use of the space on offer to create a highly functional and relaxing room. The bathroom has a tiled floor and full height tiled walls with a wall length mirror running along a tiled shelf. With a panel bath, alcove inset

WALK-IN-WARDROBE



An excellent addition to the property, converted from a part of the hallway, creating further storage. The walk-in-wardrobe offers a fantastic amount of hanging space with shelving. With ceiling inset spotlights, carpeted floor and cornice to ceiling.

The walk- in wardrobe provides access to the rear

hallway via a wooden door. The rear hallway offers a second entry route with lift.

GARDENS



The building provides access to the beautifully maintained and landscaped gardens to three sides creating a charming backdrop to the property and an ideal place to sit out and relax.



PARKING



To the front of the building is a gated parking area with space for two cars with additional visitor parking.



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.

GENERAL

The property has the benefit of all mains services, gas, electric 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

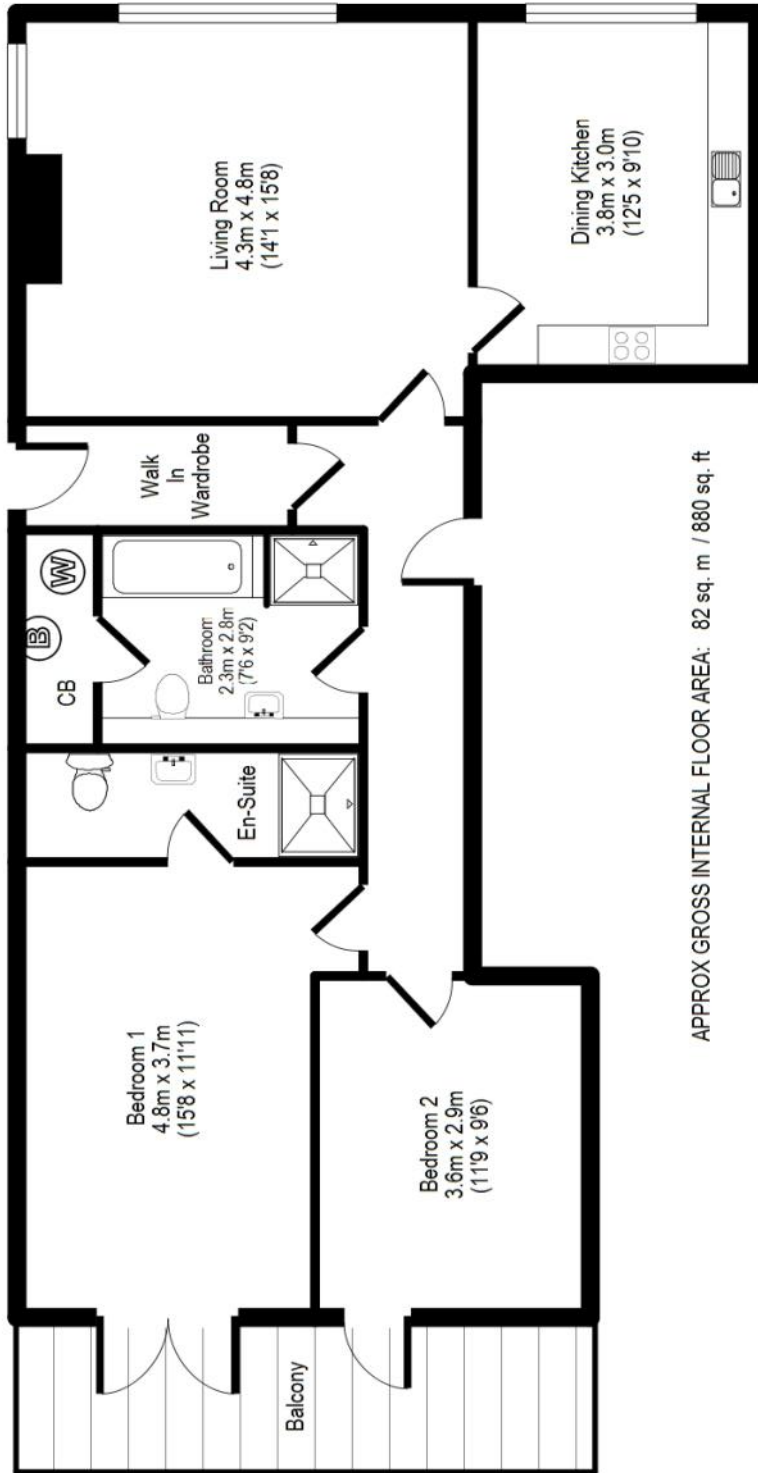
From Greetland head towards Norland on Rochdale Road for 0.6 miles and then turn right onto Turbury Lane for 0.7 miles and then right onto Norland Road. Continue as the road turns into Clough Road for 0.3 miles and then Sowerby Croft Lane for the last 0.1 miles. The property will be on the left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX6 3SF

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

Apartment 10, Grange Manor, Sowerby Bridge, HX6 3SF



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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