

# MARSH & MARSH PROPERTIES

19 Bright Street, Sowerby Bridge, HX6 2EU

£340,000



**\*\*ATTENTION TO ALL GROWING FAMILIES OR PROFESSIONAL COUPLES\*\*** Here we have a deceptively spacious FOUR bedroom end of three town house property which is perfect for any growing family. Being presented to a high standard throughout, this property also boasts modern and tasteful fixtures and fittings including the kitchen and all bathrooms. With fantastic views the property is situated in the popular and convenient location of Sowerby Bridge where all amenities are near by to include highly regarded local schools, supermarkets, restaurants, and wine bars all this along with just a ten minute walk to the railway station and easy access to the M62 corridor. Taking all this into account, then an internal inspection comes strongly advised to avoid any disappointment. In brief comprises of four floors where the spacious dining kitchen is to the lower ground floor. To the lower level is the main lounge, an office/children's playroom, and a W/C. The Master En-suite bedroom, entrance hallway and internal access to the integral garage are all to the ground floor. Three bedrooms and the house bathroom are to the first floor. Externally you will find a driveway to the front of the property and a large enclosed four tier, south facing garden with excellent views to the rear.

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### **DINING KITCHEN 5.1 x 6.2m (16'8 x 20'2)**



Situated to the lower ground level is this spacious dining kitchen/living area with access to the rear garden via the UPVC French doors, which makes

this room perfect for those family gatherings and summer barbeques. The kitchen itself boasts a wide range of modern wall and base units to provide ample storage space and incorporate a one and a half bowl stainless steel sink with a chrome mixer tap. Integrated appliances include a fridge, freezer and a Candy dishwasher which was new in 2023. Along with the integrated appliances there is a built-in Neff electric oven and a Whirlpool induction hob with a cooker extractor fan above. Completing this room is a large breakfast bar, ceiling spotlights, marble effect laminate flooring, mains smoke alarm, useful under the stair storage cupboard and a UPVC window with good views.

### **LOWER LEVEL HALLWAY**

Presented to a high standard with stairs from the main entrance hall and stairs down to the dining kitchen. Mains smoke alarm and a radiator.

### **LIVING ROOM 5.1 x 5.2m (16'8 x 16'10)**



A spacious lounge where a UPVC window and a Juliet balcony with French UPVC doors boast great views across the valley and provide an abundance of natural light. To complete the room are ceiling spotlights and a radiator.

**OFFICE/STUDY/CHILDREN'S PLAYROOM 3.2 x 3.6m (10'5 x 11'8)**

This room offers itself to several uses which is currently used as a children's playroom. Here there is a radiator, ceiling spotlights and a mains smoke alarm.



**W/C**



A modern two piece suite comprises of a low flush toilet and a pedestal sink. Laminated flooring, a radiator and an extractor fan complete this room.



**GROUND LEVEL ENTRANCE HALLWAY**

Accessed via a double glazed composite door and is presented to a good standard with an open staircase to the first floor and a staircase to the lower level. There is a radiator, laminate flooring, ceiling spotlights, mains smoke alarm and secure access to the integral garage.

**EN-SUITE SHOWER ROOM**



**MASTER BEDROOM 5.1 x 4.2m (16'8 x 13'9)**



A large double room with a radiator, ceiling spotlights and a UPVC window along with a Juliet balcony with UPVC French doors to take full advantage of the views across the valley.



A modern and stylish suite which comprises of a large shower cubicle with a power shower, low

flush toilet and a vanity sink unit with a chrome mixer tap. To complete this room to a high standard and spec are the tasteful wall and floor tiles, a chrome towel radiator, ceiling spotlights and an extractor fan.

### FIRST FLOOR LANDING

The stairs lead up from the main entrance hallway where you will find this spacious landing with a large fitted wardrobe/storage unit, radiator, and a mains smoke alarm.

### BEDROOM TWO 4.2 x 3.9m (13'7 x 12'8)



A large double room with a built in wardrobe, an air conditioning unit, radiator and a UPVC window.

### BEDROOM THREE 3.0 x 4.0m (9'10 x 12'11)



A double room with an air conditioning unit, radiator and a UPVC window with views across the valley.

### BEDROOM FOUR 2.2 x 3.0m (7'0 x 9'8)

A single room with a radiator and a UPVC window with views.

### BATHROOM



This four piece suite comprises of a double ended bathtub with a chrome mixer tap, glass shower cubicle with a power shower, pedestal sink and a low flush toilet. Tasteful wall tiles, a chrome towel radiator and ceiling spotlights finish the room of to a good standard.

### INTEGRAL GARAGE 3.0 x 5.3m (10'0 x 17'6)

Much larger than your average garage with both power and light which is accessed via an up/over garage door and a secure internal door from the main entrance hall. A Worcester Bosch boiler is housed in the garage and comes with a full service history.

### EXTERNAL

To the front of the property there is a double driveway that leads to the integral garage. The rear garden is a four tier garden which is south

facing and boast great views across the valley. Here you will find external lighting, a cold water tap and range of fruit trees to include cherry trees, pear trees four apple trees and a plum tree along with both raspberry and blackberry bushes and plenty of low maintenance perennial plants and ornamental shrubs .



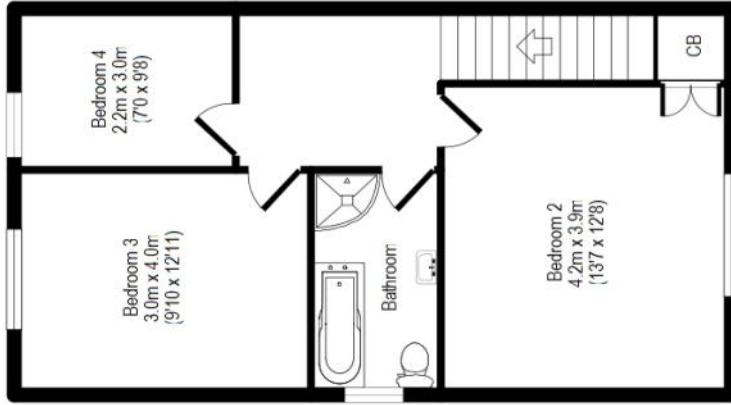
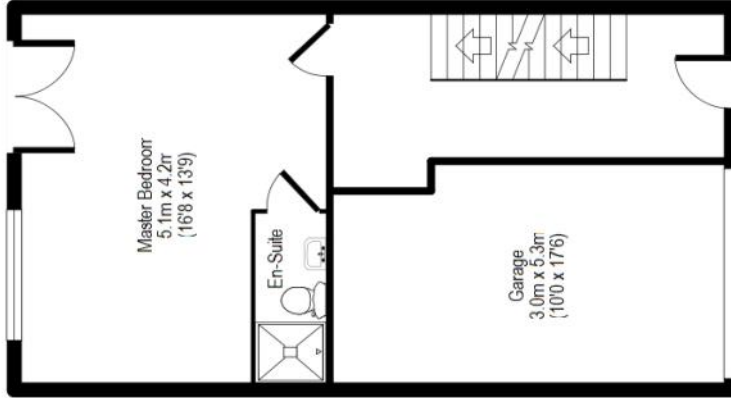
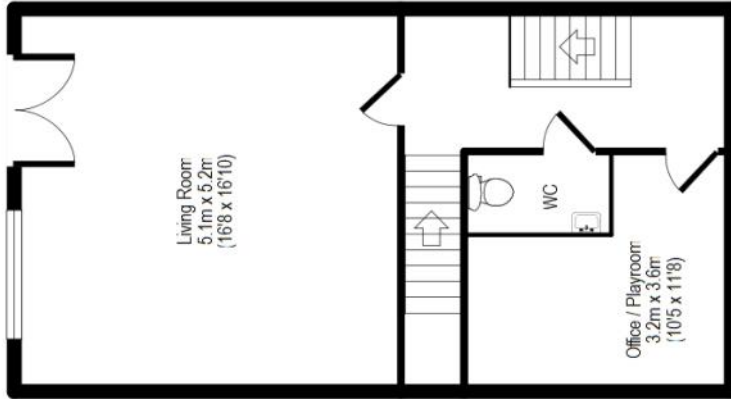
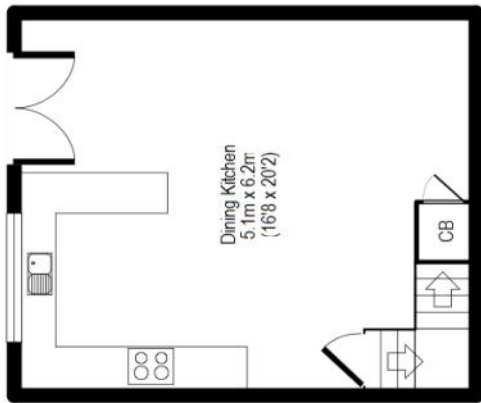
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Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or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

The property features an alarm system with sensors in the doors, garage and kitchen for added security.

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APPROX GROSS INTERNAL FLOOR AREA: 178 sq. m / 1914 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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