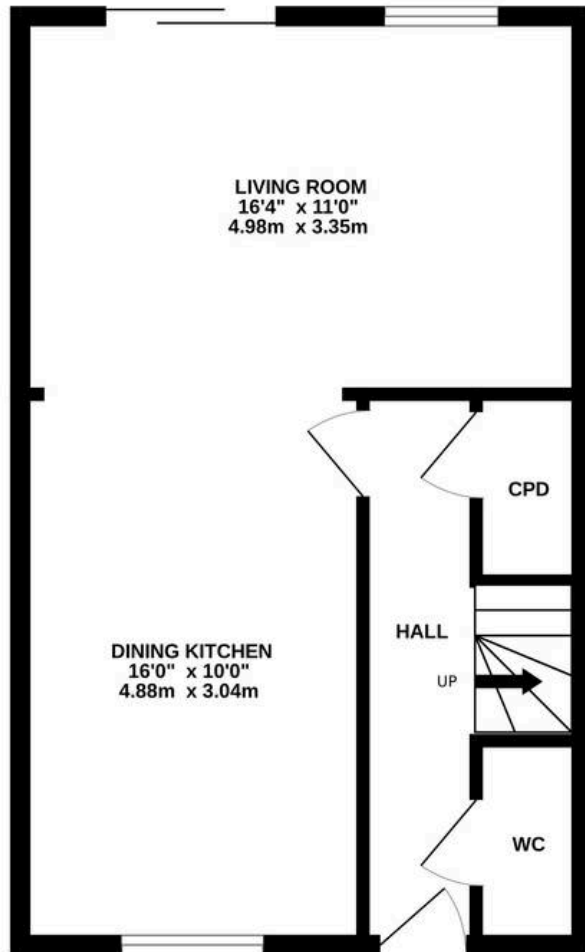




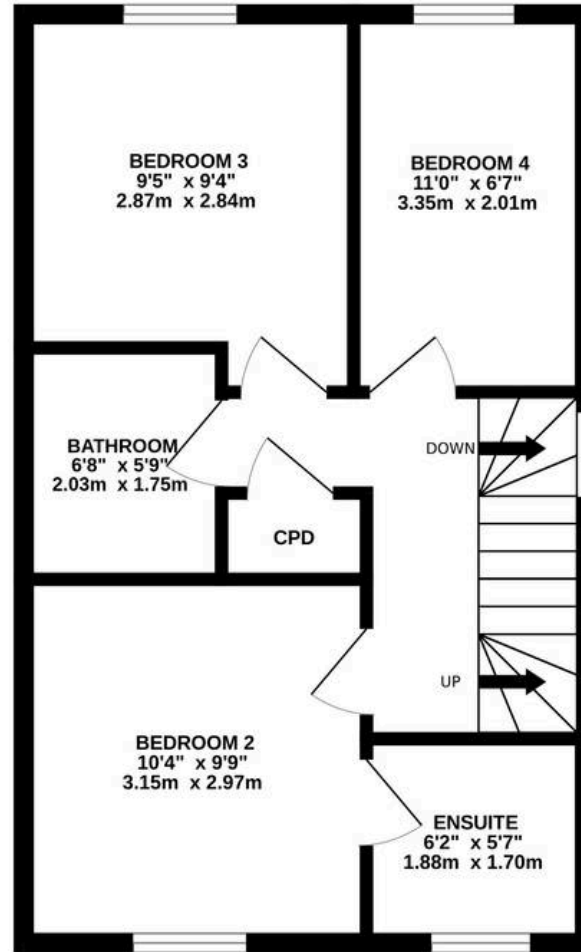
**1 Thiggin Row Beechwood Avenue, Sowerby Bridge**  
Sowerby Bridge

Offers in Region of **£280,000**

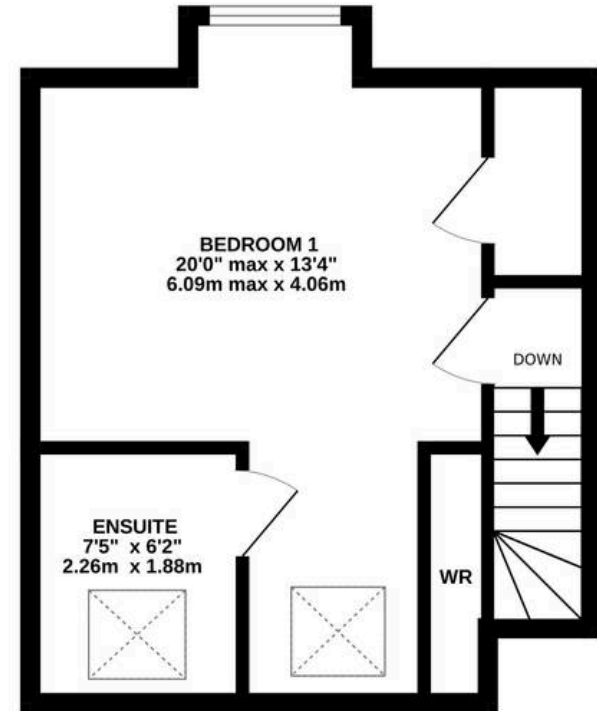
GROUND FLOOR



1ST FLOOR



2ND FLOOR



THIGGIN ROW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 1 Thiggin Row Beechwood Avenue

Sowerby Bridge, Sowerby Bridge

A beautifully presented and well appointed four bedroom, 2 en-suite end town house with parking for three and pleasant enclosed rear garden with views.

The property is constructed in Epoch tumbled art stone and has Pvcu d/g, gas c/h, alarm, cctv, remainder of warranty and briefly comprises to the ground floor, ent hall with glass panelled staircase, downstairs w/c, living room with bi fold doors and open plan to stylish fitted kitchen with quartz worktops and integrated appliances. First floor landing, 3 bedrooms, en-suite shower room and family bathroom. Second floor master bedroom with fitted wardrobes and en-suite shower room. The parking area includes bin store and EV charging point with side access to the garden with lawn and decking.



**Ground Floor** -A composite and frosted double glazed door opens into the entrance hall, this has central heating radiator, grey plank effect laminate flooring, ceiling light point and to one side a staircase with glass panels and oak hand rail rises to the first floor together with a useful storage cupboard beneath. From the hallway access can be gained to the following..-

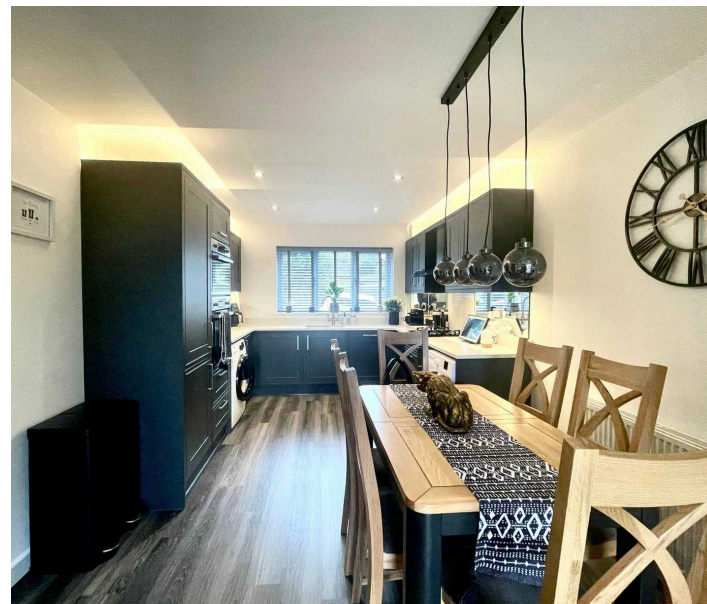
**Downstairs WC** -With ceiling light point, extractor fan, grey plank effect laminate flooring, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome Monobloc tap, tiled splash back and low flush WC.

**Dining Kitchen** -16' 0" x 10' 0" (4.88m x 3.05m)

This area is open plan to the living room and has pvcu double glazed windows looking out to the front, there are inset led down lighters, central heating radiator, grey plank effect laminate flooring and fitted with a range of matte grey base and wall cupboards, and drawers. These are complimented by contrasting quartz worktops with matching splash backs with further mirrored splash backs above, there is an inset 1 1/2 bowl sink with brushed stainless steel mixer tap which also provides instant boiling water, four ring gas hob with extractor hood over, integrated electric fan assisted oven, integrated combi oven, integrated fridge, freezer, dishwasher, there is concealed lighting beneath the wall cupboards and under counter space for washing machine and tumble dryer.

**Living Room** -16' 4" x 11' 0" (4.98m x 3.35m)

As the dimensions indicate this is a well proportioned reception room which is open plan to the dining kitchen and has pvcu double glazed window together with adjacent bi fold doors with integrated blinds, these give access to the rear garden. There are inset led down lighters, grey plank effect laminate flooring and central heating radiator.



## First Floor Landing

With ceiling light point, central heating radiator, useful storage cupboard with fitted shelving and with a staircase having glass panels and oak hand rail rising to the second floor. From the landing access can be gained to the following rooms..-

### Bedroom Four -10' 11" x 6' 7" (3.33m x 2.01m)

With a pvcu double glazed window looking out over the rear garden, enjoying some far reaching views beyond, there is a ceiling light point and central heating radiator.

### Bedroom Three -9' 5" x 9' 4" (2.87m x 2.84m)

A double room situated adjacent to bedroom four, enjoying a similar aspect through a pvcu double glazed window. There is a ceiling light point and central heating radiator.

### Bedroom Two =10' 4" x 9' 9" (3.15m x 2.97m)

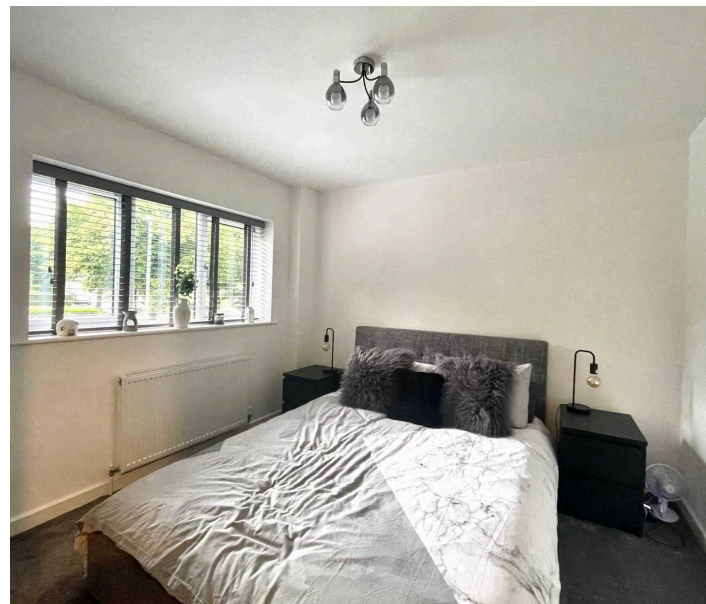
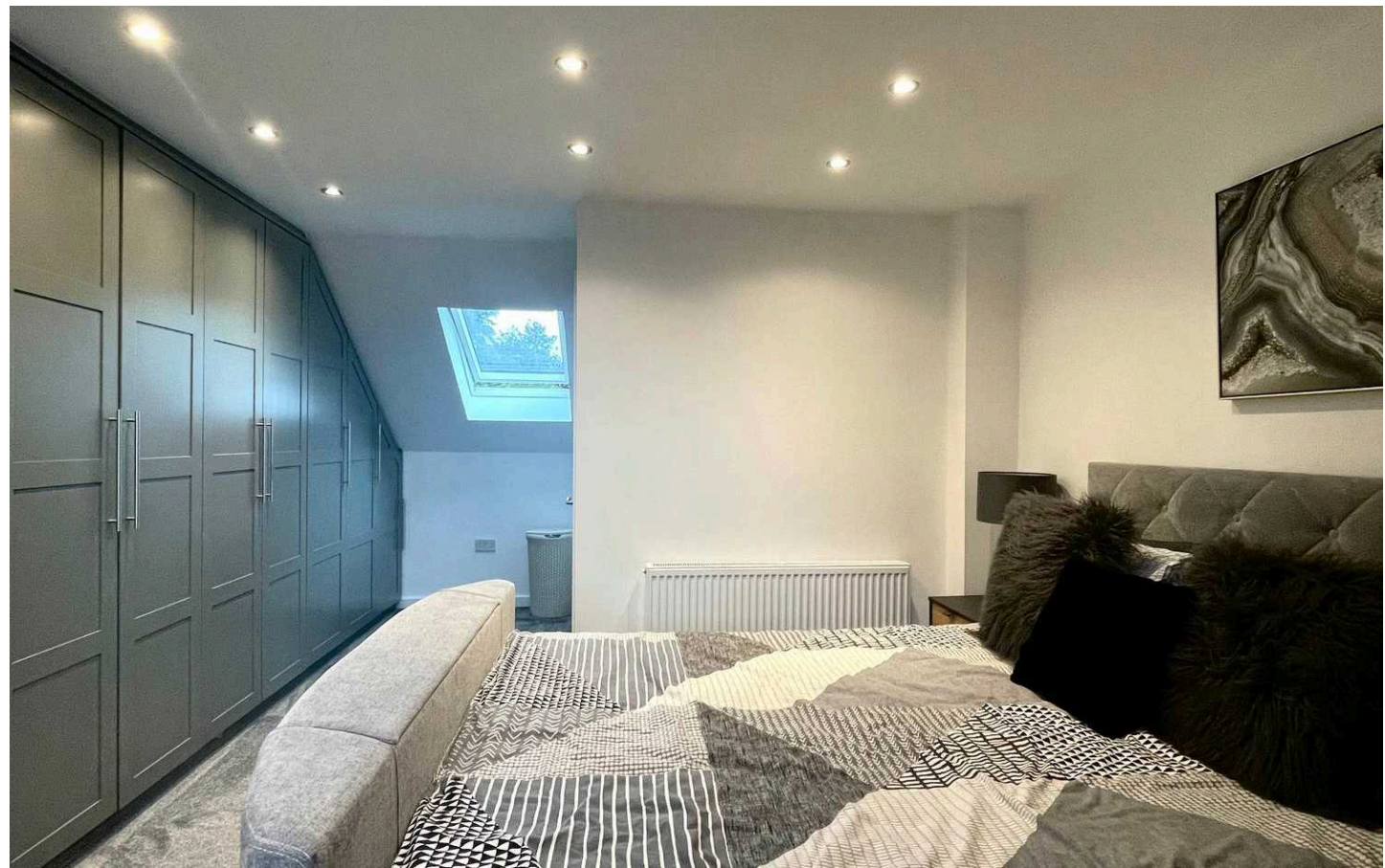
A double room with pvcu double glazed window looking out to the front and with views to one side, there is a ceiling light point and central heating radiator.

### En Suite Shower Room -6' 2" x 5' 7" (1.88m x 1.70m)

With a frosted pvcu double glazed window, inset led down lighters, extractor fan, chrome ladder style heated towel rail, grey plank effect laminate flooring and fitted with a suite comprising vanity unit incorporating wash basin with chrome Monobloc tap and tiled splash back, low flush WC, corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray

### Bathroom -6' 8" x 5' 9" (2.03m x 1.75m)

With inset led down lighters, part tiled walls (fully tiled around bath) chrome ladder style heated towel rail, grey plank effect laminate flooring and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray, vanity unit incorporating wash basin with chrome Monobloc tap and low flush WC.





## Second Floor

### Bedroom One

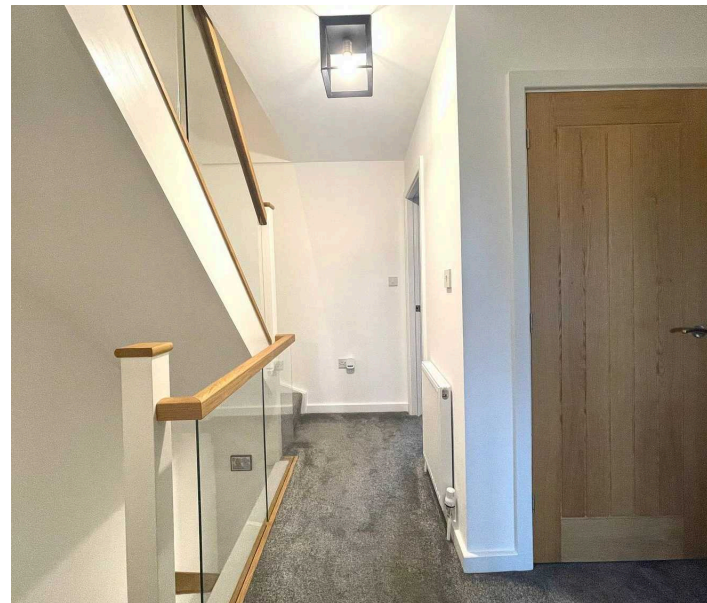
20' 0" x 13' 4" (6.10m x 4.06m)

A generous double room which has a pvcu double glazed window to the rear elevation, enjoying some lovely far reaching views together with a Velux double glazed window to the rear both of which provide the room with plenty of natural light, there are inset led down lighters and a bank of fitted floor to ceiling wardrobes, there is also a useful storage cupboard which houses a Glowworm gas fired central heating boiler.

### En Suite

7' 5" x 6' 2" (2.26m x 1.88m)

With Velux double glazed window, inset led down lighters, extractor fan, grey plank effect laminate flooring and fitted with a suite comprising vanity unit incorporating wash basin with chrome Monobloc tap and tiled splash back, low flush WC and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



### Additional Details

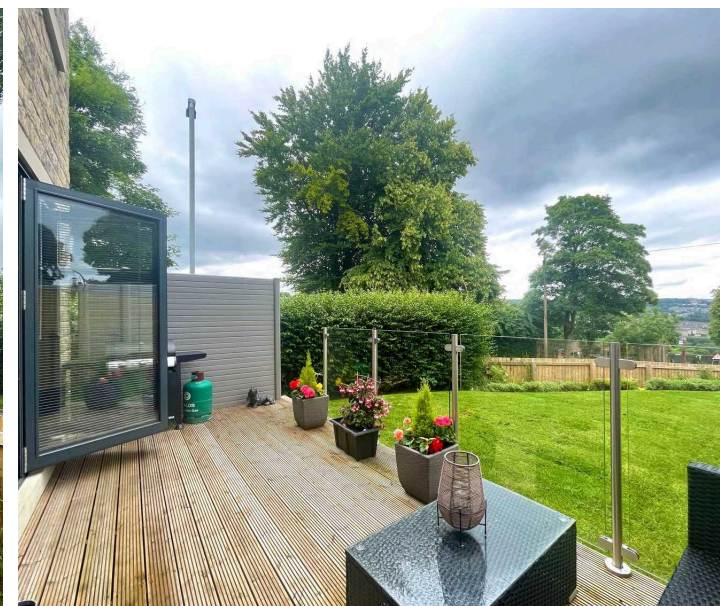
The property is fitted with a security alarm and CCTV. Using satellite navigation enter the postcode HX6 1AP.

## GARDEN

To the left hand side of the property there is a timber hand gate opening on to a flagged pathway which provides access to the rear garden. The rear garden has an area of timber decking with a glass panelled and stainless balustrade, beyond this there is a lawned garden with an area of planted shrubs at the foot and with some lovely far reaching views.

## Garage

To the front of the property there is a tarmac parking area for three cars together with an EV charging point and timber bin store.



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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## Simon Blyth Estate Agents

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