

MARSH & MARSH PROPERTIES

6 Holly Drive, Blackwall Lane, Sowerby Bridge, HX6 2FQ

£300,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES**** This well presented, modern FOUR-BEDROOM semi-detached family home situated inside a cul-de-sac on the outskirts of Sowerby Bridge and is well placed for local amenities including walking distance to local schools and the railway station. In brief the ground floor offers an entrance hall, lounge, dining kitchen, cloakroom, integral garage, and access to the rear garden. The first floor comprises of a master bedroom with an en-suite, three additional bedrooms and the house bathroom. An internal inspection is strongly advised.

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ENTRANCE HALL



Enter the property via a double-glazed composite door and into the entrance hall with laminate flooring, a radiator and UPVC side light windows.

LIVING ROOM 3.8 x 5.9m (12'5 x 19'4)



A spacious lounge with a coal effect stove set in a purpose-built chimney breast, fitted cabinets, and ceiling spotlights. To complete this room there is a mains smoke alarm, radiator, and UPVC window.

DINING KITCHEN 3.8 x 3.2m (12'5 x 10'7)



This stylish kitchen has a wide range of modern wall and base units, a one and a half bowl sink with matt black mixer tap and modern splashback tiles. Along with an integrated fridge, freezer, and dishwasher there is also a built-in electric oven, an induction hob with a stainless steel cooker hood. To complete this room there is laminate flooring, ceiling spotlights, a mains heat and smoke alarm, a rear UPVC window, and UPVC French doors.

INNER HALL

Provides access to the cloakroom and links the house to the integral garage. There is also an under stairs storage cupboard.

CLOAKROOM

A modern white two-piece suite comprising of a low flush toilet and pedestal sink with splashback tiles. To complete this room there is a radiator, laminate flooring, an extractor fan and UPVC window.



A double room with a radiator and UPVC window.

LANDING

The stairs lead up from the entrance hall where you will find loft access and a mains smoke alarm.

MASTER BEDROOM 2.9 x 5.4m (9'6 x 17'8)



A modern three-piece suite with tasteful décor comprises of a glass shower cubicle, vanity sink, and toilet unit. To complete this room there are floor tiles, a radiator, ceiling spotlights, an extractor fan, and a UPVC window.



BEDROOM TWO 2.8 x 4.0m (9'2 x 12'11)



A double bedroom with a radiator and UPVC window.



A generously sized single bedroom with a storage cupboard, radiator and UPVC window.



BEDROOM THREE 2.8 x 3.8m (9'2 x 12'3)



BATHROOM



A double bedroom with a radiator and UPVC window with views.

BEDROOM FOUR 2.3 x 3.0m (7'6 x 9'10)



A modern three-piece suite comprising of a p-shaped bathtub with a chrome mixer tap and a power shower with a glass shower screen, pedestal sink, and low flush toilet. Finishing the room to a high spec there are tasteful wall and floor tiles, chrome towel radiator, extractor fan, and UPVC window.

INTEGRAL GARAGE 2.9 x 6.6m (9'6 x 21'7)

A larger than average garage with plumbing for a washing machine, a Vokera boiler, up and over garage door, secure access to the property, and a

UPVC window.

EXTERNAL

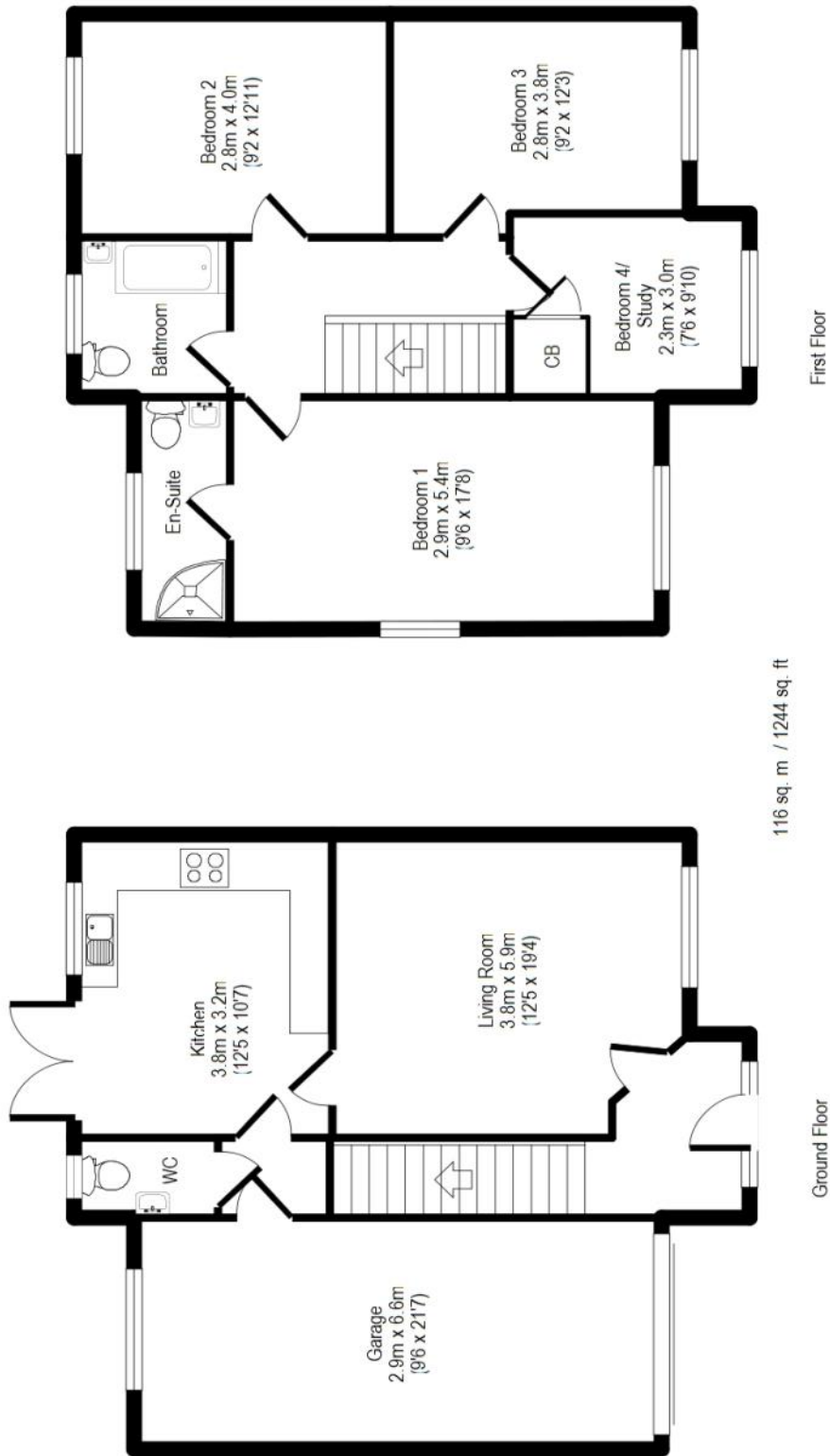


An enclosed patio and lawn garden with views and a security light can be found to the rear of the house. To the front there is a driveway for two vehicles and a garden/barbeque area.

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