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ESTATE AGENTS  
FOR SALE  
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6 UPPER BENTLEY ROYD  
SOWERBY BRIDGE | HX6 1DS

**VG** ESTATE AGENT  
*Dedicated to selling your home...*



# 6 UPPER BENTLEY ROYD

## SOWERBY BRIDGE

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This well-presented converted barn offers substantial accommodation, comprising three reception rooms, FIVE double bedrooms and three bathrooms, in a convenient residential location.

### DESCRIPTION

This substantial barn conversion provides well-presented accommodation, arranged over three floors, ideal for the versatility and space that modern family life requires.

Entered at upper ground floor level into the impressive dining hall (with galleried first floor landing), this room has a large window in place of the original barn doors flooding the room with natural light. The generous-sized sitting room is accessed directly off the hall, with exposed stonework to one wall and exposed beams to the ceiling. There is a third reception room, which would make an ideal games room or home office, the fifth double bedroom and a separate shower room.

The lower ground floor accommodates the spacious fitted dining kitchen, which blends modern and country kitchen styles, with a mix of solid timber and stainless steel units, there is an industrial style island unit housing two ovens, a five ring gas hob and feature filter hood. The kitchen also includes a stainless steel sink, integrated dishwasher and wine fridge, and is complemented by an adjacent utility room with plumbing for a washing machine, space for a large fridge freezer and additional storage room.

On the first floor are four double bedrooms, all with exposed beams and Velux windows to the ceilings. The large master bedroom enjoys far-

reaching views and is complemented by a stylish en-suite with large shower cubicle, free-standing bath, WC and wash hand basin. The bedrooms are complemented by a house bathroom.

### OUTSIDE

The fully enclosed grounds include a generous block paved parking area with stone steps leading up to a pea-gravelled patio area and the main entrance door. There is a gated patio area at the side of the property enjoying far-reaching views, with steps leading to a lower level lawn and a private paved patio.

### SITUATION

Conveniently situated with the excellent facilities of Sowerby Bridge within a few minutes drive or walking distance, and include a wide selection of shops, supermarket, schools, swimming pool and main line railway station (Manchester and Leeds). There is a regular bus service and the M62 motorway (J22 & 24) is within 15 minutes drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

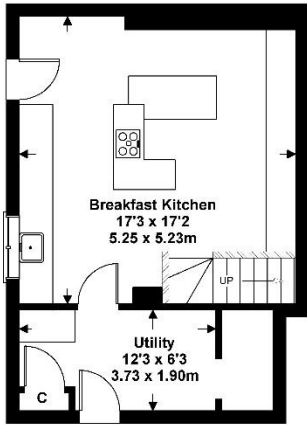
### SERVICES

All mains services. Gas central heating and hardwood double glazing.

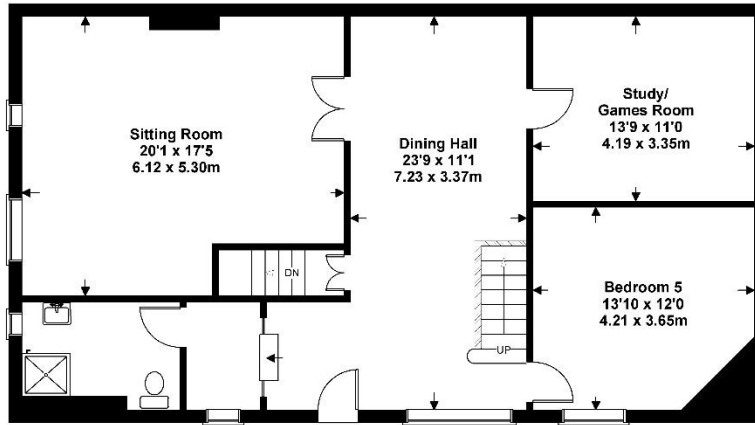
### COUNCIL TAX

Band E

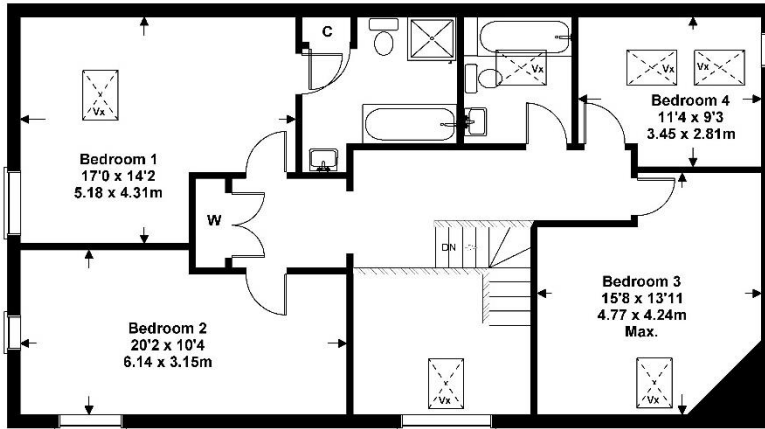
Approximate gross internal area  
2,661 sq ft - 247 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





### DIRECTIONS

From Sowerby Bridge, proceed up Sowerby New Road, passing Tesco on the right. Bear right and continue uphill over the speed bumps. Turn left into Upper Bentley Road and the property can be found on the left hand side, identified by our sale board.

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*Money laundering regulations 2003:* Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

