



**Bentley Royd Close  
Sowerby Bridge  
HX6 1DU**



AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND FITTED WITH A BRAND NEW KITCHEN IS THIS MODERN TOWNHOUSE SITUATED ON A SMALL CUL DE SAC, OVERLOOKING A GENEROUS GARDEN TO THE REAR. The property would be ideal for a young family and is situated close to nearby primary and secondary schools and the village centre which includes a variety of shops, amenities and the railway station. The accommodation is served by a gas central heating system, sealed unit double glazing and briefly comprises to the ground floor; Entrance porch, living room, separate dining room and kitchen. First floor; Landing leading to three bedrooms and bathroom. Externally a driveway provides off road parking an in turn leads to an integral large garage to the whole lower ground floor. There is a terraced garden at the rear which incorporates patio, timber decking, lawn and with pleasant aspect beyond. EPC Rating C.

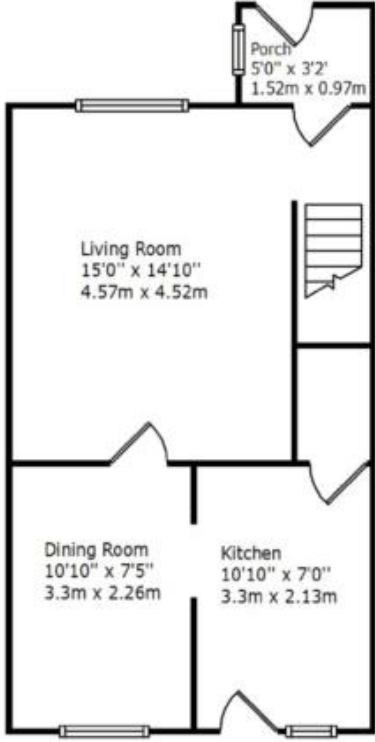
**Offers in the region of £145,000**

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Tel: 01422 417000**

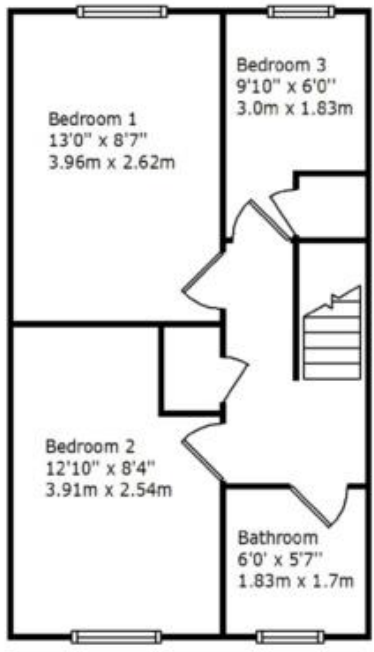
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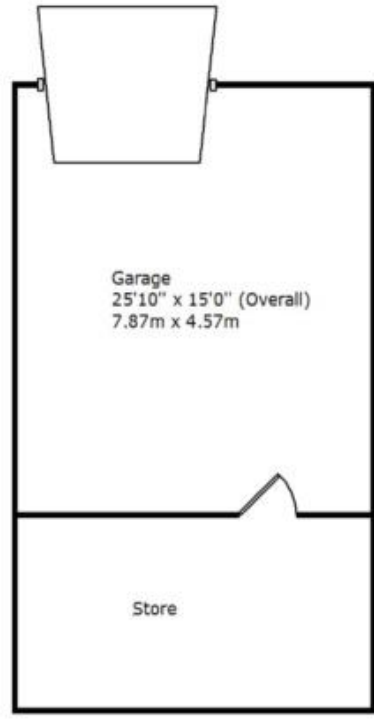
**Bentley Royd Close  
Sowerby Bridge**



Ground Floor



First Floor



Lower Ground Floor



## GROUND FLOOR

### ENTRANCE PORCH

A PVCu and frosted and stained glass double glazed door gives access to the entrance porch, this has a sealed unit double glazed window to the side elevation, ceiling light point and from here a timber panelled door opens into the living room.

### LIVING ROOM

*15'0 x 14'10 (4.57m x 4.52m )*

This comfortable and spacious sitting room is situated to the front of the house and has lots of natural light, and enjoys far reaching views from sealed unit double glazed windows. There is a ceiling light point, central heating radiator, and to one side a spindle staircase gives access to the first floor. The main focal point of the room is a wall mounted contemporary electric flame effect fire with black surround. To the rear of the living room a timber panelled doors gives access to the dining room.



### DINING ROOM

*10'10 x 7'5 (3.30m x 2.26m )*

The dining room is situated to the rear of the property and looks out over a generous garden. There is a ceiling light point, central heating radiator and to one side a doorway gives access to the kitchen.

### KITCHEN

*10'10 x 7'0 (3.30m x 2.13m )*

This is situated adjacent to the dining room and has built-in units, part-tiled walls, a window looking out onto the garden and an external door opening out onto the patio. There is a useful storage cupboard beneath the staircase, plus plumbing for washing machine, space for a fridge freezer and a gas cooker point.





## FIRST FLOOR

### LANDING

With ceiling light point, loft access, spindle balustrade and airing cupboard. From the landing access can be gained into the following rooms;

### BEDROOM ONE

*13'0 x 8'7 (3.96m x 2.62m)*

A double room situated at the front of the house and enjoying lots of natural light and pleasant views stretching across to Norton Tower. There is a ceiling light point and a central heating radiator.



### BEDROOM TWO

*12'10 x 8'4 (3.91m x 2.54m)*

A good sized double room, looking out over the rear garden with a pleasant open aspect beyond. There is a ceiling light point and a central heating radiator.



### BEDROOM THREE

*9'10 x 6'0 (3.00m x 1.83m)*

Enjoying a similar aspect to bedroom one, this single room has a built-in storage cupboard, ceiling light point and a central heating radiator.



## BATHROOM

5'7 x 6'0 (1.70m x 1.83m )

With floor to ceiling tiled walls with large inset mirror, tiled floor, and with a stylish modern white suite comprising; Bath with tiled side panel, glazed shower screen and chrome shower fitting over, circular hand wash basin mounted on a timber plinth with towel rail and low flush w.c.



## OUTSIDE

### PARKING

To the front of the property there is a flagged and gravelled driveway which provides off road parking this in turn leads to a large integral garage.

### GARAGE

25'10 x 15'0 (7.87m x 4.57m )

Comprising the whole of the ground floor, the garage has an up and over door, power, light and cold water tap. A section of the garage has been partitioned with a timber panelled door to provide a useful store room.

### GARDENS

To the front of the property there are steps rising to the front door with wrought iron hand rail, to the side of the steps there are planted shrubs with bark chippings. To the rear of the property there is a south west facing generous terrace garden which comprises flagged patio with outside cold water tap and planted shrubs with blue slate chipping border. Steps to the left hand side rise to an area timber decking with further steps rising to a lawned garden with flagged pathway and timber hand gate which leads through to a lane at the rear and beyond this there is a pleasant aspect over fields. The garden is south west facing so enjoys plenty of sun.



## ADDITIONAL DETAILS

### CENTRAL HEATING

The property has a gas central heating system.

## **DOUBLE GLAZING**

The property has timber sealed unit double glazing.

## **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 station and the M62 motorway (J22 & 24) is within 15 minutes drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

## **VIEWING:**

For an appointment to view, please contact the Ripponden Office on 01422 417000

## **DIRECTIONS**

Proceed out of Ripponden along Halifax Road towards Sowerby Bridge and just before going under the bridge into Sowerby Bridge centre turn sharp left up Sowerby New Road where Bentley Royd Close will eventually be found on the left hand side.

## **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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## **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9.00 am to 4.00 pm

Sunday - 11.00 am to 2.00 pm

Details printed 20/05/16