



**Greenside Gardens
Sowerby Bridge Halifax
HX6 2UP**



AN ATTRACTIVELY PRESENTED AND WELL APPOINTED FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME WHICH NEEDS A DETAILED INSPECTION TO FULL APPRECIATE THE GENEROUS LEVEL OF ACCOMMODATION ON OFFER WHICH MAKES THIS A WONDERFUL FAMILY HOME. The accommodation is arranged over four floors and is served by a gas central heating system, PVCu double glazing and security alarm. Briefly comprising to the ground floor; entrance hall, double bedroom with ensuite shower room and walk-in wardrobe, large store and office. Mid-level; double bedroom with ensuite shower room and walk-in wardrobe, double bedroom with balcony and house bathroom. Lower ground floor; stunning living kitchen (28'2 x 15'0 approx.) together with utility room and sitting room/dining room. First floor; master bedroom with large walk-in wardrobe and bathroom. Externally there is a block paved driveway running across the front of the house and providing off road parking for three cars and enclosed lawned garden with patio to the rear and with the rear enjoying some lovely views of the valley particularly from the upper levels. The property is well placed for local shopping facilities, railway station within Sowerby Bridge and accessible to the M62 motorway. EPC Rating B.

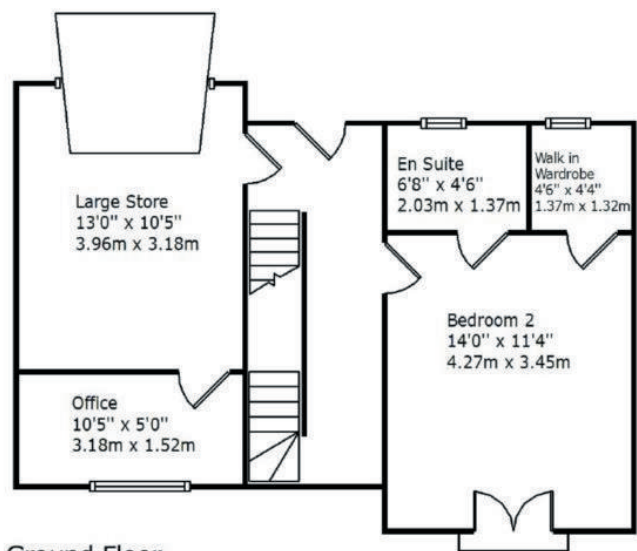
Offers around £325,000

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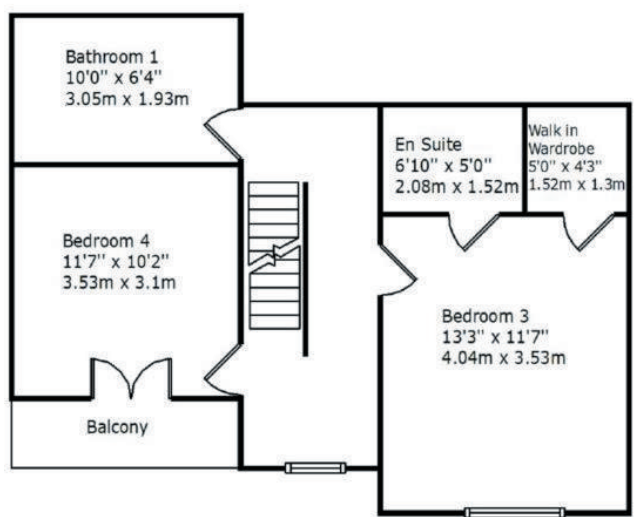
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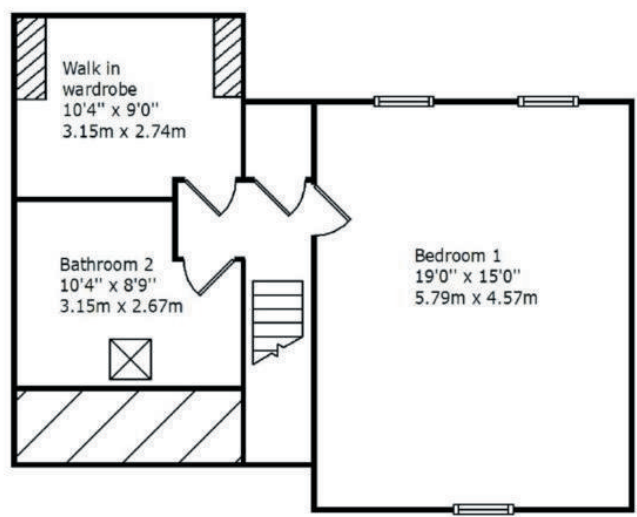
Greenside Gardens Sowerby Bridge



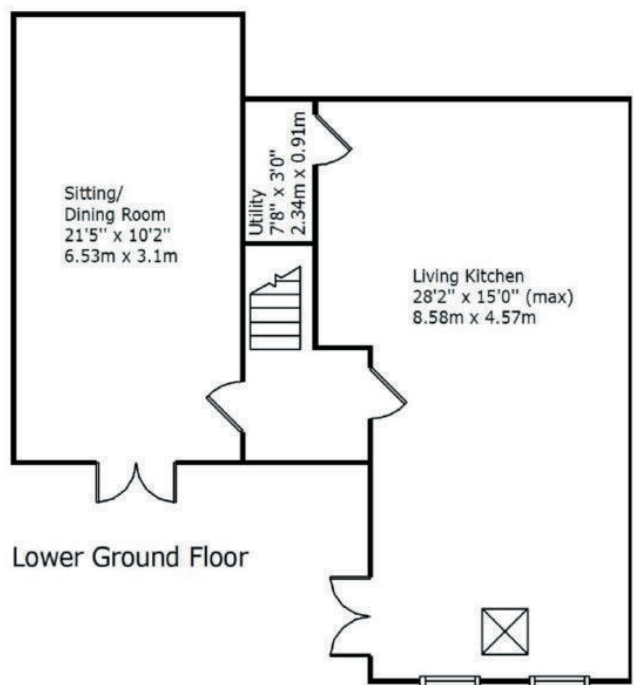
Ground Floor



Mid Level



First Floor



Lower Ground Floor



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A composite panelled and frosted double glazed door opens into the entrance hall, this has a PVCu double glazed window with views across the valley, there is a staircase rising to the mid-level and first floor, courtesy door to a large store room with office off, there are two ceiling light points, central heating radiator and oak laminate flooring. To one side a door opens into bedroom two.

BEDROOM TWO

14'0 x 11'4 (4.27m x 3.45m)

A good sized double room with PVCu double glazed French doors with Juliet balcony and views across the valley, there is a ceiling light point, central heating radiator and high level plug socket and aerial socket ideal for mounting a flat screen TV. To one side there are doors giving access to an ensuite shower room and walk-in wardrobe.



ENSUITE SHOWER ROOM

6'8 x 4'6 (2.03m x 1.37m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome waterfall style monobloc tap, low flush w.c and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



WALK-IN WARDROBE

4'6 x 4'4 (1.37m x 1.32m)

With a PVCu double glazed window, ceiling light point and fitted cloaks rail and shelf.

LARGE STORE ROOM

13'0 x 10'5 (3.96m x 3.18m)

This was formerly the garage with an office which has now been created to the rear and could easily be turned back into a garage if required. There is an up and over door, power, light, cold water tap and at the far end a door opens into the office.

OFFICE

10'5 x 5'0 (3.18m x 1.52m)

With a PVCu double glazed window enjoying views over the valley, there is a ceiling light point, central heating radiator, oak laminate flooring and a wall mounted Logic gas fired central heating boiler.

MID LEVEL

LANDING

With staircase rising to the ground floor and a further staircase leading to the lower ground floor. There is a PVCu double glazed window with views across the valley, two ceiling light points and from here access can be gained into the following;

BEDROOM THREE

13'3 x 11'7 (4.04m x 3.53m)

A double room with a PVCu double glazed window enjoying views over the valley, there is a ceiling light point, central heating radiator and to one side there are doors giving access to an ensuite shower room and walk-in wardrobe.

ENSUITE SHOWER ROOM

6'10 x 5'0 (2.08m x 1.52m)

With inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome waterfall style monobloc tap, low flush w.c and shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.

WALK-IN WARDROBE

5'0 x 4'3 (1.52m x 1.30m)

With ceiling light point, fitted cloaks rail and shelf.

BATHROOM ONE

10'0 x 6'4 (3.05m x 1.93m)

With inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; bath with tiled side panel and waterfall style chrome mixer tap, pedestal wash basin with chrome waterfall style monobloc tap, low flush w.c and shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM FOUR

11'7 x 10'2 (3.53m x 3.10m)

A double room with a ceiling light point, central heating radiator and PVCu double glazed French doors which provide plenty of natural light and enjoy views over the valley as well as providing access onto a small balcony.

LOWER GROUND FLOOR

HALLWAY

Having a PVCu and double glazed door leading out onto the rear garden, there is oak laminate flooring, ceiling light point and central heating radiator. From here access can be gained into the following;

SITTING/ DINING ROOM

21'5 x 10'2 (6.53m x 3.10m)

A well proportioned room with two ceiling light points, central heating radiator and PVCu double glazed French doors which open out onto the garden and with views across the valley to one side.



LIVING KICHEN

28'2 x 15'0 (8.59m x 4.57m)

A fabulous room which as the dimensions indicate is spacious and with PVCu double glazed windows, PVCu double glazed French doors and a Velux double glazed window all of which provide plenty of natural light. There is a pleasant aspect over the properties garden and with views to one side over the valley. There are inset LED downlighters, oak laminate flooring, three contemporary style radiators and fitted with a range a cream gloss base and wall cupboards, drawers, brushed stainless steel handles, contrasting granite effect worktops, four ring halogen hob with stainless steel extractor hood over, stainless steel electric double oven and microwave, integrated fridge, integrated freezer, integrated dishwasher, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, island unit with fitted cupboards and breakfast bar, concealed lighting beneath the wall cupboards and to one side a door gives access to a utility room.



UTILITY ROOM

7'8 x 3'0 (2.34m x 0.91m)

With oak laminate flooring, ceiling light point, extractor fan and having plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

From the landing access can be gained into the following;

BEDROOM ONE

19'0 x 15'0 (5.79m x 4.57m)

This impressive double room has lots of natural light from PVCu double glazed windows to two elevations, there is a ceiling light point and a central heating radiator.



WALK-IN WARDROBE

9'0 x 10'4 (2.74m x 3.15m)

This is situated adjacent to the bedroom one and is of generous proportion's with a ceiling light point and central heating radiator.

BATHROOM TWO

8'9 x 10'4 (2.67m x 3.15m)

With Velux double glazed window, inset ceiling downlighters and fitted with a suite comprising; free standing double ended bath with chrome waterfall style tap with separate hand spray, wash basin with chrome waterfall style monobloc tap, low flush w.c and tiled shower cubicle with chrome shower fitting having fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the front of the property there is a block paved driveway which provides off road parking for three cars.

GARDENS

To the rear there is an enclosed garden which can be accessed from both the living kitchen and sitting/ dining room, this is predominately lawned together with a flagged patio and with views to one side over the valley.



ADDITIONAL DETAILS

HEATING

The property has a gas central heating system.

GLAZING

The property has PVCu double glazing.

ALARM

The property is fitted with a security alarm.

CCTV

The property is fitted with CCTV.

VIEWING:

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

DIRECTIONS

From the traffic lights in the centre of Sowerby Bridge turn onto Tuel Lane and continue up the hill until reaching the junction with Burnley Road. Turn left onto Burnley Road and then continue for approximately a quarter of a mile before turning left onto Tinney Lane and immediately left onto Greenside Gardens where the property will be found on the right 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 15/12/16