

Peter David

Properties Ltd

Residential Sales and Lettings



Breck Lea,

£299,950



30 Breck Lea , Sowerby Bridge, HX6 1BS



Step inside this five bedroom semi detached residence and you cannot fail to be impressed by the size of accommodation on offer. Sold with no upward chain, this wonderful family home has a double garage, gardens front and rear with off road parking for several cars and is located in this very popular and well regarded residential location of Sowerby. The accommodation is set out in such a way it could be configured to have a separate annex or an ideal set up for a tradesman needing a workshop and an office.

Breck Lea is located in Sowerby Bridge, ideal for commuting down the Ryburn Valley or to Halifax. The local railway station in Sowerby Bridge provides commuter links to Leeds and Manchester for those working further afield. Sowerby Bridge has plenty of local shops, a post office, leisure centre with swimming pool and gym, plus a good range of cafe bars and restaurants. Ryburn Valley High School is only a short walk away and there is a TESCO superstore only 2 minutes drive away.

The accommodation is set over two levels benefiting from gas central heating and double glazing throughout. The internal accommodation briefly comprises of an entrance vestibule, lounge, dining kitchen, utility room, playroom, downstairs wc, five bedrooms including a master en suite and the house bathroom. The fifth bedroom is currently used as a games room - this room would also lend itself to being an office for a tradesman working from home. Alternatively, power and plumbing exists to make this into a separate annex if required.

Outside to the front is a patio garden with established shrubs and flowers with off road parking for several cars leading to a double garage. To the rear of the house there is a patio area ideal for summer days and a further garden laid to lawn.

Accommodation

Entrance hall

Lounge

24'6" max x 14'5" (7.47 max x 4.40)

A generous sized living room which is open plan to the dining area and has the benefit of PVCu double glazed sliding patio doors to the rear opening to the garden and looking over the surrounding countryside. Stone fireplace with an inset living flame gas fire. Radiator.

Dining room

9'6" x 6'11" (2.90 x 2.11)

Double glazed window to the side and radiator.

Playroom

14'10" x 8'3" (4.54 x 2.54)

Double glazed window and central heating radiator. Could also be used as a study or cinema room. Potential to open up into the lounge if desired.

Downstairs wc

A fully tiled room with a low flush WC and wash basin. Frosted double glazed window and a radiator.

Kitchen

13'0" x 8'2" (3.97 x 2.49)

A high quality modern fitted kitchen with solid wood wall and base mounted units complemented with under unit lighting and granite work surfaces with matching splash backs. Appliances include a double electric oven with grill, integrated microwave, 4 ring gas hob with extractor hood over, 1 1/2 stainless steel sink and drainer unit with waste disposal feature, integrated waste bin, integrated deep fat fryer, integrated dishwasher and an integrated fridge and freezer. Double glazed windows to the side, spot lighting.

Utility room

Wall and base units and work surfaces to two sides including an inset stainless steel sink and drainer. Integrated freezer, space and plumbing for a washing machine and tumble dryer. Double glazed window to the rear, side PVCu door.

First floor landing

Landing with double glazed window to the front, access to the loft via a drop down ladder which is boarded for storage and has lighting and power. There is also a feature stained glass window above the stairs and a radiator.

Bedroom

14'4" x 11'3" (4.37 x 3.45)

A spacious double bedroom with fitted furniture including wardrobes, cupboards, a dresser unit and drawers. Double glazed windows to the rear with open views and a radiator.

En suite

5'3" x 7'8" (1.62 x 2.36)

A double glass walk in shower unit, WC and wash basin. Partly tiled walls, frosted double glazed window, chrome towel rail.

Bedroom

12'1" x 11'3" (3.70 x 3.44)

A double bedroom with fitted furniture offering storage solutions. Double glazed window and a radiator.

Bedroom

14'10" x 8'3" (4.54 x 2.54)

A double bedroom with double glazed window and a radiator. Currently used as an office by the current owners.

Bedroom

10'6" x 8'2" (3.22 x 2.49)

A large single bedroom with fitted furniture offering storage solutions. Double glazed window and a radiator.

Family bathroom

6'3" x 8'2" (1.91 x 2.49)

Four piece bathroom suite with a panelled bath and shower over, twin wash basins set to a vanity unit with a fitted mirror and lighting over. WC, fully tiled walls, frosted double glazed window and a radiator.

Bedroom/games room

25'10" x 16'9" (7.89 x 5.12)

A room offering huge potential. Once a very large bedroom. Currently utilised as a games room with a built in bar ideal for entertaining guests. This room sits above the double garage so would easily lend itself to being a large office for a tradesman with the garage below which could be used as a workshop/storage. There is plumbing and power as the room was initially designed to be an annex to the main home if required. A hobby room? You would fit a very large train set in here too!

Double garage

20'4" x 17'7" (6.20 x 5.36)

With two separate up and over doors - one being electric and remote controlled. Having power and light and houses fuse box for the garage extension. Also with separate central heating boiler for garage. Under stair storage and door to steps that lead up to the large games room / bedroom over the garage. The whole could easily be converted into a self contained annex as it has plumbing that can be used for installing a kitchen. Double glazed window to the side and a side door opens into the rear garden

External details

To the front is a garden with a paved area and a range with flowered beds and shrubs. A large driveway leads around the side of the house to the double garage. Driveway parking for several cars. The rear garden is split into different areas including a paved patio with garden shed for storage, a lawned area with wall and fenced boundaries and a 2nd patio or seating area.

Directions

Please use the postcode HX6 1BS for sat nav directions

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Road Map



Hybrid Map



Terrain Map



Floor Plan

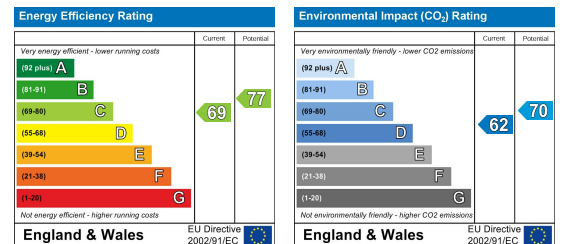


To be used for illustration purposes only. Measurements are approximated.
Plan produced using PlanUp.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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