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Properties Ltd

Residential Sales and Lettings

Rosevale View, Sowerby Bridge

£199,950



Rosevale View, Sowerby Bridge

A wonderful THREE/FOUR BEDROOM TOWN HOUSE located in this very desirable development in Sowerby Bridge. With off road parking for two cars, integral garage and a garden to the rear this property will be ideal for a growing family. The property is very well presented so we do encourage an early viewing to avoid disappointment.

The accommodation is set over three floors and briefly comprises to the ground floor an entrance hallway, utility room, integrated garage, downstairs wc and a room currently used as bedroom 4 but also lends itself to being an office/cinema room or hobby room. To the first floor you will find the spacious living room which opens onto the rear garden and double doors to the dining kitchen. Stairs then lead to the second floor where there is a useful landing area opening into the three bedrooms including a master en suite shower room and a family bathroom. There is laddered access to the loft space which offers storage options.

Rosevale View is located in Sowerby Bridge, ideal for commuting down the Calder and Ryburn Vallies 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 distance away and there is a TESCO superstore only a short drive away.

To view, please contact our team and we will be happy to assist.

- THREE/FOUR BEDROOM TOWN HOUSE
- WELL PRESENTED FAMILY HOME
- OFF ROAD PARKING FOR TWO CARS
- INTEGRATED SINGLE GARAGE
- ENCLOSED GARDEN TO THE REAR
- MASTER BEDROOM WITH EN SUITE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DESIRABLE LOCATION IN SOWERBY BRIDGE

Accommodation

Entrance hallway



A spacious entrance hall with side access to the integral garage, utility room, bedroom 4 and downstairs wc. Stairs lead up to the next level. Central heating radiator.

Integral garage 18'2" x 8'0" (5.56 x 2.46)

The garage has a temporary stud wall creating a useful store room to the rear of the garage. Power and lighting.

Utility room 8'7" x 5'8" (2.63 x 1.73)



With a range of matching wall and base units. Complementary work surface with an inset stainless steel wash basin with mixer tap. Tiled splash back. Space and plumbing for an automatic washing machine. Central heating radiator.

Playroom / bedroom 4 / study 12'5" x 7'11" (3.79 x 2.42)



An adaptable room currently utilised as bedroom 4. May also be useful for storage, cinema room, office or hobby room. Central heating radiator.

Downstairs wc

With a two piece suite comprising of a wash basin and low flush wc. Central heating radiator.

First floor

Landing 16'1" x 5'8" (4.92 x 1.75)



Provides access to the lounge and dining kitchen. Stairs continue to the bedrooms. Central heating radiator and double glazed window.

Lounge 13'3" x 14'6" (4.06 x 4.42)



With an inset electric fire creating a focal point to this spacious living space. Patio doors give access to the rear garden. Central heating radiator and double glazed window. Glazed doors open into:

Dining kitchen 18'0" x 7'8" (5.49 x 2.36)



With space for a dining table and chairs and a modern fitted kitchen. Central heating radiator and double glazed window. The kitchen comprises of a range of matching beech effect wall and base units with complementary work surfaces and a tiled splash back. Inset stainless steel sink with mixer tap. Inset electric oven with electric hob. Space for a tall fridge freezer. Space and plumbing for a dishwasher. The wall mounted gas combination boiler is housed in the wall units.

Second floor

Landing



A useful landing space currently utilised as a study area. Laddered loft access.

Master bedroom 14'8" x 10'11" (4.49 x 3.34)



A large double room with central heating radiator and double glazed window. Door leads to:

En suite



A part tiled shower room with a three piece white suite comprising of a sink with pedestal, low flush wc and a shower enclosure with mixer shower. Mirrored wall cabinet. Frosted double glazed window and central heating radiator.

Bedroom 11'6" x 7'8" (3.53 x 2.34)



With double glazed window and central heating radiator.

Bedroom 8'3" x 6'6" (2.53 x 2.00)



With double glazed window and central heating radiator.

Family bathroom 5'2" x 7'1" (1.60 x 2.17)



A part tiled family bathroom with a three piece white suite comprising of a sink with pedestal, low flush wc and a bath with shower fitting and shower screen. Central heating radiator.

External details



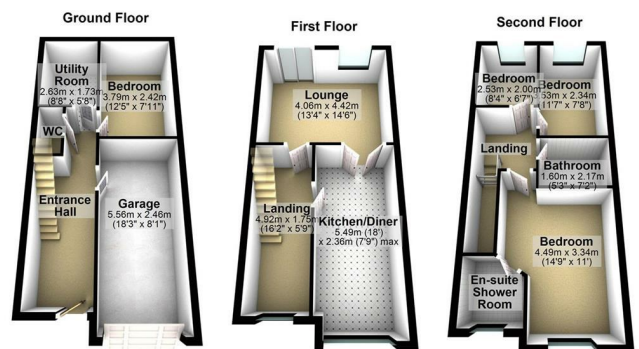
To the front of the property you will find two off road parking spaces. A path leads down the side of the property. To the rear is an enclosed low maintenance garden with an attractive decked seating area to enjoy those summer days.

Directions

Please use the postcode HX6 2DW for sat nav directions.

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