



Beck Road, Sowerby Bridge, HX6 2FG
£225,000

E&H Holmes
ESTATE AGENTS

Set on a stunning location, is this beautifully presented three bedroom semi detached family home originally built by Taylor Wimpey Homes 4 years ago (Oct 2017). Located within a highly desirable residential development and within easy reach to Sowerby Bridge, Copley and Halifax town centre with its many amenities and range of shopping. The property also provides excellent access to the Trans Pennine road and rail network linking the business centres of both Leeds and Manchester, making ideal for commuters. The property benefits from having a good sized enclosed garden, countryside views and parking for two cars.

The accommodation in brief comprises of: Entrance Hall, spacious living room, light and airy dining kitchen and downstairs cloakroom. To the first floor are two double bedrooms (the master with an en-suite shower room), the third bedroom and the house bathroom.



Entrance Hall

UPVC door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Partially tiled.

Lounge 12'1" x 13'11" (3.693 x 4.255)

Radiator. UPVC double glazed window to front elevation.

Kitchen 15'5" x 9'5" (4.711 x 2.879)

Fitted kitchen with wall and base units. Stainless steel sink. Two electric ovens. Gas hob. Stainless steel cooker hood. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Radiator. Understairs storage. UPVC double glazed patio doors to rear elevation.

Landing

Stairs leading from entrance hall. Access to loft. Radiator.

Master Bedroom 9'8" x 9'4" (2.960 x 2.847)

Radiator. UPVC double glazed patio doors leading to Juliet balcony to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'7" x 10'9" (2.634 x 3.279)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'7" x 10'9" (2.016 x 3.281)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Extractor fan. Radiator. UPVC double glazed window to side elevation.

Parking

Driveway parking for two cars.

Rear Garden

Lawn and patio garden with flowerbeds. Fenced both sides. External downlights.

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