



Halifax Road, Sowerby Bridge, HX6 4AG
£1,200

E&H Edkins Holmes
ESTATE AGENTS

An opportunity has arisen to let this fully modernized spacious three bedroom, stone built semi-detached property. Providing a well proportioned reception room and family dining/kitchen to the ground floor, to the first floor there are 2 double bedrooms, a single bedroom and a modern fitted bathroom. Situated in the popular and sought after residential area of Ripponden, it has readily available access to local schooling, the M62 motorway network, amenities within Ripponden village and Sowerby Bridge, as well as Elland and Halifax town centre. Ideally suited to the professional couple or those with a young and growing family. An early internal viewing is essential to appreciate the finish of this property.

Council Tax Band; C & EPC Rating: D

Rent: £1200 & Deposit: £1384

Holding Fee: £276



Ground Floor

Enter the property through a UPVC entrance door with frosted light panels which has a leaded and coloured glass panel.

Entrance Hall

Having a central heating radiator, ceiling coving and built-in understairs storage cupboard.

Lounge 14'10" x 12'9" (4.53m x 3.9m)

Situated to the front of the property with a large square, double glazed bay window which provides a wooded aspect. There is a central heating radiator, ceiling coving and a feature fireplace.

Kitchen/Diner 12'10" x 19'4" (3.920 x 5.909)

Peacefully situated to the rear of the property being fitted with a range of matching wall and base units with laminated working surfaces. There is a 4 ring electric hob with built-in oven beneath, overhead extractor fan and light, integrated fridge/freezer, plumbing for a washing machine, inset composite sink unit with mixer taps and side drainer and having a sealed double glazed windows, central heating radiator, feature fireplace, feature wall lights and external door gives access to the side of the property.

First Floor

Landing

With a sealed unit double glazed window and ceiling coving.

Bedroom 1 11'11" x 11'1" (3.64m x 3.39m)

The bedroom has a central heating radiator, sealed unit double glazed window to the front elevation with wooded aspect across the Ripponden valley.

Bedroom 2 13'3" x 11'11" (4.063m x 3.65m)

Situated to the rear of the property, having a central heating radiator, and a sealed unit double glazed window.

Bedroom 3 8'8" x 7'11" (2.66m x 2.43m)

Situated to the front of the property, with views across Ripponden valley. There is a sealed unit double glazed window, a central heating radiator.

Bathroom

Furnished with a 3 piece white suite incorporating a concealed flush WC, vanity wash basin and bath with shower over. There are a bank of 3 sealed unit double glazed windows and a central heating radiator with half tiled walls.

Outside

To the front of the property there is a central pathway, with lawns to either side which to enjoys the woodland and views beyond. To the rear there are gardens and an off road parking space for two cars.







