



Sunnyside, Sowood, HX4 9JW
£470,000

E&H Holmes
ESTATE AGENTS

An impressive detached bungalow located in the popular hamlet of Sowood. Boasting a modern and stylish interior, this property offers four double bedrooms, a spacious dining kitchen, and an enclosed rear garden with rural views. The master bedroom features an en-suite for added convenience.

Situated in a popular location, this house offers the best of both worlds - a peaceful retreat away from the hustle and bustle of the city, yet with convenient access to the M62 for easy commuting. Whether you're looking to escape the city life or simply want to enjoy the tranquillity of the countryside, this property has it all. The property's excellent condition ensures a comfortable and hassle-free living experience for families and retirees alike.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, utility room, cloakroom, master bedroom with en-suite, three further bedrooms and the house bathroom. Externally there is a driveway which leads to the garage.



Entrance Hall

Loft access. Two radiators. UPVC double glazed door to front elevation.

Lounge 13'9" x 13'10" (4.192 x 4.220)

Radiator. UPVC double glazed window to rear elevation.

Dining Kitchen 14'3" x 21'3" (4.347 x 6.484)

Wall and base units. Double sink. Space for Range cooker. Extractor hood. Integrated dishwasher. Integrated fridge / freezer. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed Bi-fold doors to rear elevation.

Utility Room 8'2" x 6'0" (2.490 x 1.833)

Wall and base units. Plumbing for washing machine. UPVC double glazed door to side elevation.

Cloakroom

Vanity unit with wash hand basin and low flush W.C. Heated towel rail. UPVC double glazed window to side elevation.

Master Bedroom 8'2" x 16'4" narrowing to 12'4" (2.494 x 4.981 narrowing to 3.76)

Radiator. Velux window.

En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Chrome towel radiator. Velux window.

Bedroom Two 12'0" x 9'3" (3.680 x 2.827)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation with shutters.

Bedroom Three 7'9" x 15'9" (2.368 x 4.809)

Fitted wardrobes. Two radiators. Velux window. UPVC double glazed window to front elevation with shutters.

Bedroom Four 7'10" x 11'11" (2.390 x 3.637)

Radiator. UPVC double glazed window to front elevation with shutters.

Bathroom

Vanity unit. Low flush W.C. Bath. Walk-in shower. Fully

tilled. Extractor fan. Chrome towel radiator. Built in cupboards.

Garage

Parking

Driveway for two cars.

Garden

An enclosed lawn garden to the rear with patio seating areas. Summerhouse with power and light.

Council Tax Band

E

Location

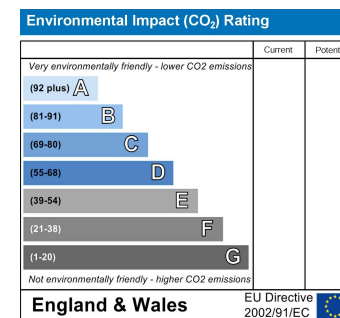
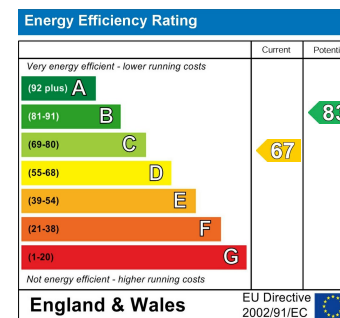
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The three words designated to this property is:
terminal.decking.hobble

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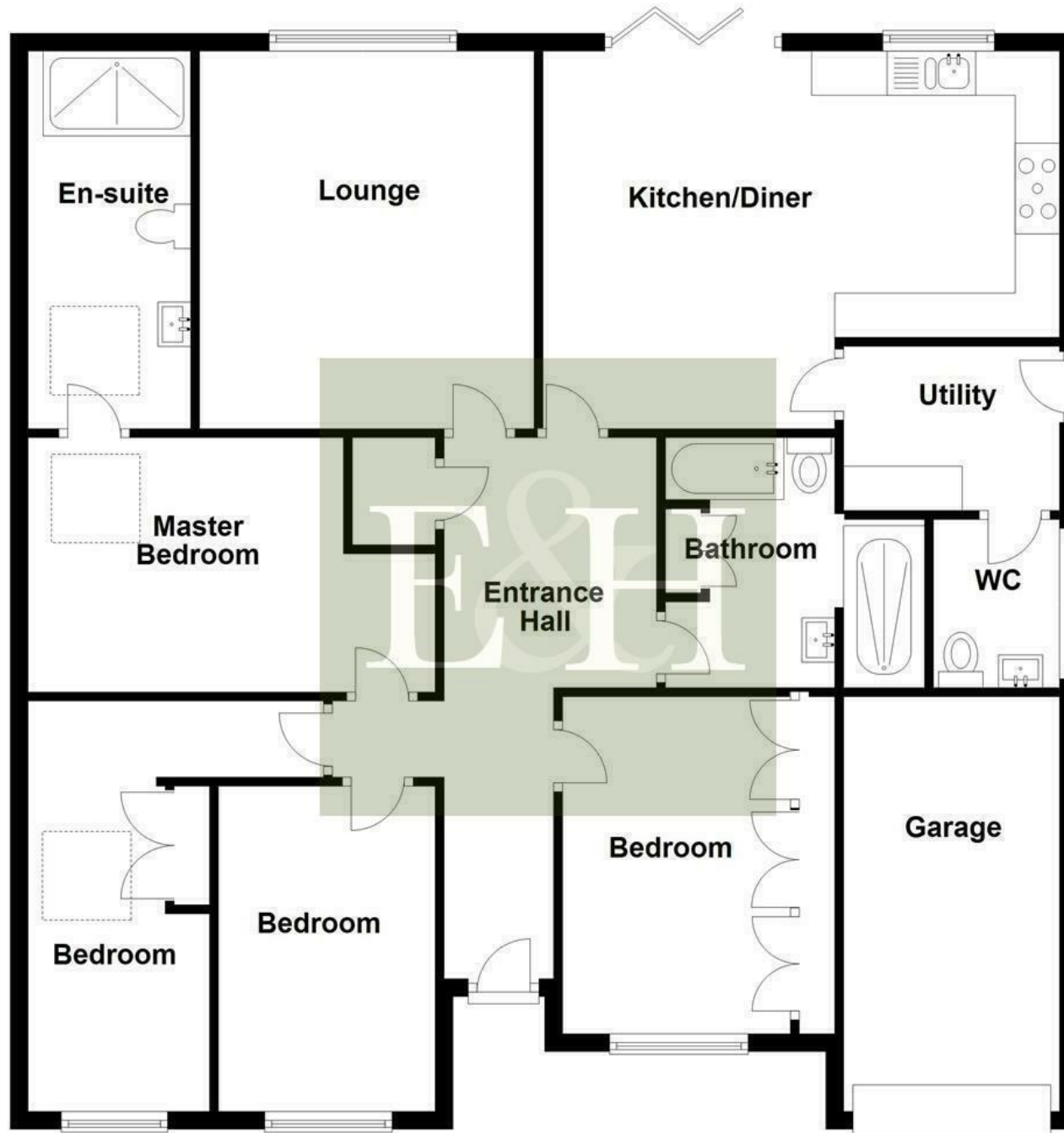
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6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD

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