

MARSH & MARSH PROPERTIES

245 Bairstow Lane, Sowerby Bridge, HX6 2SY

OIEO. £125,000



The perfect property for any first-time buyer, property investor or someone looking to put their own stamp on a property; all offered with the added advantage of NO CHAIN. Situated on a quiet street, on the outskirts of Sowerby Bridge, this property benefits from being in a highly sought-after location and is offered at an attractive asking price. The property benefits from a patio garden to the front elevation and a low-maintenance patio garden to the rear elevation; providing an ideal space to sit out and relax or to have a barbeque. The front elevation offers charming valley views over Sowerby Bridge to create an ideal outlook.

Internally the property does require modernisation, which presents any prospective purchaser the added advantage of being able to put their own stamp on the property and make it their own. With its good sized living room, generous dining kitchen, two double bedrooms, house bathroom and large storage cellar. The house also offers the potential for extending into the roof space (as has been done with other houses in the terrace) to add bedrooms.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The house is just a "stone's throw" from Sowerby Bridge town centre providing access to its excellent shops, services and amenities. There are also excellent transport connections to the surrounding area, with car access to Halifax town centre in 5-10 minutes. Sowerby Bridge train station offers excellent rail connections to the surrounding towns and cities. The property also benefits from being within easy access of the good local schools, all within easy commuting distance.

If you are looking for a property that has plenty to offer, offered at a realistic asking price and offered with the added advantage of NO CHAIN, then this will be of special interest.

From the front of the property a uPVC door opens into the

HALLWAY

The hall provides a barrier from the external aspect to the internal and is presented with a carpeted floor, central light fitting and double radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room that is bathed in natural light via the uPVC double glazed window to the front elevation that, in turn, also provides an ideal vantage point for the far-reaching valley views. A gas fireplace, on a marble hearth and with wooden mantelpiece, creates an ideal central feature for the whole room. With a carpeted floor, cornice to ceiling, central light fittings, wall mounted light fittings, television access point and telephone access point.



From the living room a wooden door opens into the

DINING KITCHEN



A large, spacious and open dining kitchen that

offers more than ample space for a family dining table to one side. The kitchen provides access to the rear garden via a uPVC double glazed door and receives ample natural light via its uPVC double glazed window overlooking the rear garden. With a fitted gas hob, fitted oven, laminate work surfaces to two walls, over and under counter cupboards and drawers, plumbing for a washing machine, splashback tiling, wood laminate flooring to one side, carpeted flooring, central light fitting (with fan), space for a fridge/freezer unit and a stainless steel sink with stainless steel mixer tap.



From the hallway, carpeted stairs lead up to the

LANDING

With a central light fitting and carpeted floor.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom, with ample space for a double bed, which benefits from ample storage space with fitted sliding wardrobes to one side. The master bedroom features outstanding views over the valley via its uPVC double glazed window to the front elevation. With a double radiator, carpeted floor and central light fitting.



BEDROOM 2



Another good sized double bedroom that again features fitted wardrobes to one side. With a single radiator, central light fitting, carpeted floor

and uPVC double glazed window to the rear elevation.



additional storage space or potential to even be altered into a usable room. With a concrete floor, central light fitting and corner boiler.



BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath electric shower, pedestal washbasin, single radiator, frosted uPVC double glazed window to the rear elevation, low flush toilet, carpeted floor, tiled splashbacks and a central light fitting.

From the kitchen, stone steps lead down into the

CELLAR

A fantastic addition to the property providing

GARDENS

To the front of the property is a patio garden that creates an ideal space to sit out and admire the far reaching views.



To the rear of the property is a charming patio seating area, ideal to sit out on an evening and have a barbeque, entertain or for children to play. The rear garden also offers gated access to the path behind the property.

PARKING

The property benefits from on street parking.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From the centre of Sowerby Bridge travel on Bolton Brow (A58) for 0.1 miles and at the roundabout take the first exit onto Upper Bolton Brow (A58) and then after 0.2 miles turn left onto Willow Hall Lane. After 0.1 miles take a slight right onto Bairstow Lane and after 150m look out for the Marsh & Marsh Properties "For Sale" sign on your right hand side.

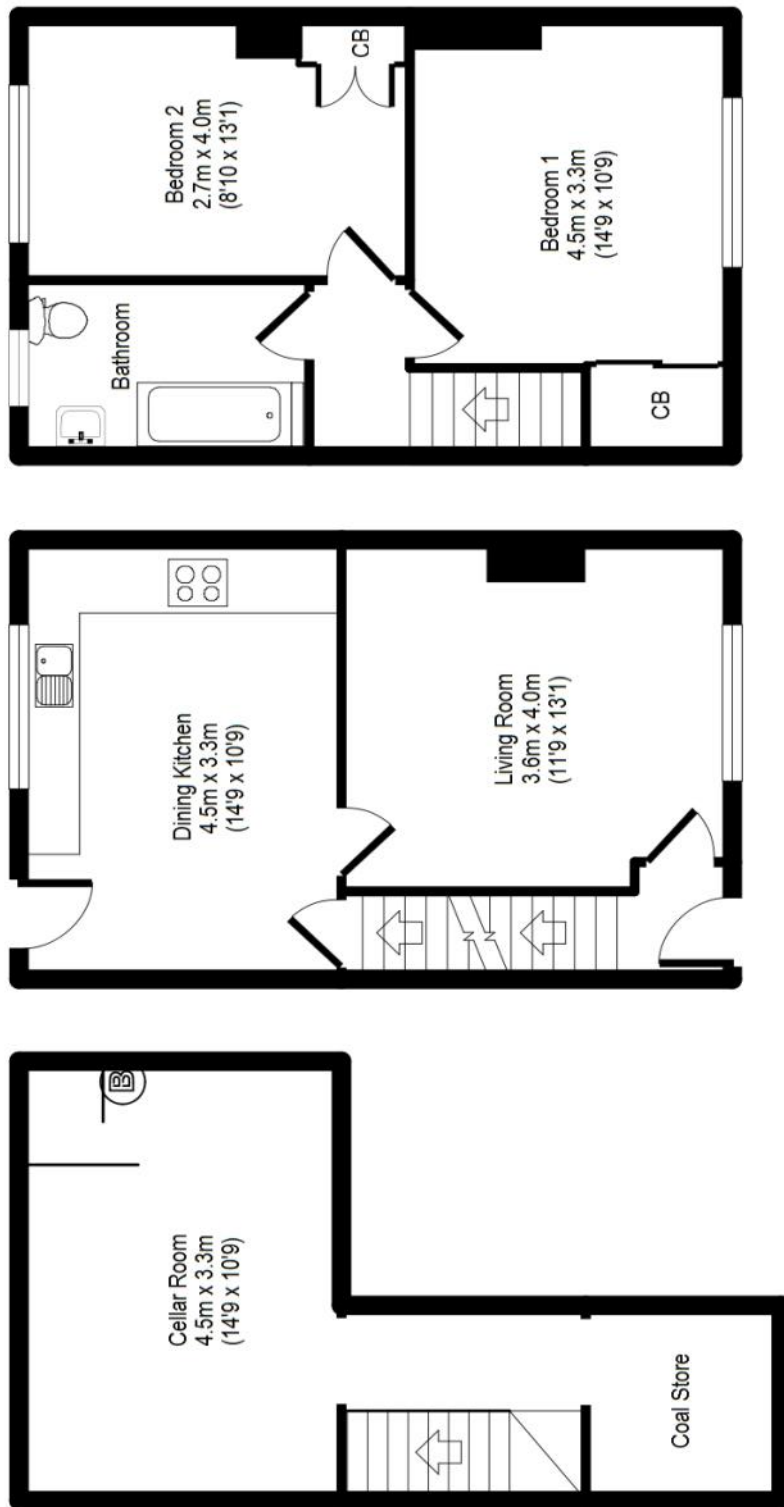
For Sat Nav users the postcode is: HX6 2SY

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Basement

Ground Floor

First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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