

MARSH & MARSH PROPERTIES

2 Patricia Gardens, Timmey Lane, Sowerby Bridge, HX6 2UR

£525,000



It is not often that a property such as this becomes available on the open market offering something special. A fantastic family home, nestled away on a quiet cul-de-sac, on the outskirts of Sowerby Bridge, is this four-bedroomed, detached, family home. Boasting far-reaching valley views and offered with the added advantage of NO CHAIN - this is one that should not be overlooked. From the moment you arrive you will immediately see the special nature of the property on offer with its wide brick paved driveway, offering ample parking for 5+ cars, and an additional parking space provided by the integral garage. To the rear of the property is a large garden and, with its numerous patio areas and flowerbeds, the rear garden creates a rich habitat for wildlife and creates the ideal place to sit back and relax in a peaceful and quiet environment.

The internal aspect is just, if not more, as impressive as the external. With a modern décor, large open rooms and a natural flow throughout the property - its highly-functional layout will suit any family. If you are looking for something that you can move into with little work required then this is the house for you. With its large and open living room, cosy and welcoming sitting room, family dining kitchen that creates the ideal communal space, home office, lower ground WC, utility room with attached storage room, four double bedrooms (one with en-suite shower room) and a gorgeously presented house bathroom.

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The property is ideally positioned, being just a short distance from Halifax and on the outskirts of Sowerby Bridge. Its close proximity to Halifax and Sowerby Bridge train stations means the property benefits from excellent train connections, including access to the Grand Central train service. There are good primary and secondary schools both within a short distance of the property and a short drive away from the "outstanding" rated Crossley Heath Grammar School.

Owing to the fantastic nature of this property, its outstanding views and spacious internals, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a composite feature door, set in an archway with bordering frosted uPVC double glazed windows, opens into the

HALLWAY



A welcoming, bright and impressive first impression as you step inside the property with its carpeted floor, single radiator and ceiling inset spotlights.

From the hallway a wooden door opens into the

OFFICE



The ideal work from home office space, essential in today's working environment. The office is tucked away on the ground floor keeping the space private and quiet from the main areas of the family home. With a wall length set of fitted bookshelves, uPVC double glazed window to the side elevation, central light fitting and single radiator.

UTILITY ROOM



Another good addition to the property, this rather large utility room offers a fantastic amount of work space nestled away from the main area of the property. Adjoining the utility room is a large storage room offering a fantastic amount of additional space. With a carpeted floor, wall mounted coat hooks, central light fitting, wooden work surfaces, under counter cupboards, plumbing for a washing machine, space for a dryer, space for a fridge/freezer and wall mounted shelving.

WC



Offering additional ground floor facilities, conveniently located next to the front door and office space. Beautifully presented and 'spa-style' finished to create a relaxing and inviting space. With large style tiled floor, tiled walls, close

coupled toilet, suspended washbasin, frosted uPVC double glazed window to the side elevation and under floor heating.

From the hallway carpeted stairs lead up to the

MAIN LANDING



An open and impressive landing that provides access throughout the property. The area is light and bright owing to two uPVC double glazed windows to the rear elevation. With a central light fitting, carpeted floor, single radiator and ceiling inset spotlights.

From the main landing wooden doors open into the

LIVING ROOM



This large open and spacious living room immediately greets you with a wall length mirrored section that creates the effect of it being twice as large as it already is and giving the feeling of a truly massive space. This, when twinned with the numerous uPVC double glazed windows to the front elevation, (offering valley views and bathing the whole room in natural light), creates a truly impressive space. A gas fire, set into a substantial granite hearth and mantelpiece, creates an impressive central feature which also nicely breaks up the mirrored wall. With a carpeted floor, double radiator and television access point.



SITTING ROOM



A nice addition to the rear of the living room that can also be accessed via a double set of doors into the living room. The sitting room offers a more “cosy” feeling room for smaller social or family gatherings. A set of uPVC double glazed doors open into the garden to the rear of the property. With a carpeted floor, central light fitting and single radiator.



offers a well illuminated room no matter the time of the day. There is plenty of space to one end of the room for a large family dining table. To the opposite end is a “U” shaped set of laminated work surfaces, all with under counter cupboards and drawers, offering an ideal work space. With a stylish range style cooker unit, extractor hood, single radiator, solid wooden flooring throughout, fitted dishwasher and an inset stainless steel sink with stainless steel mixer tap.



DINING KITCHEN



The real ‘pièce-de-résistance’ of the property is the family dining kitchen. This large and long room benefits from a dual aspect nature with uPVC double glazed windows to both the front and rear elevations that, when twinned with the central light fitting and ceiling inset spotlights,

From the hallway a series of carpeted stairs lead up to the

LANDING

An open gallery landing with a central suspended

light fitting, Velux window, single radiator and carpeted floor.



From the landing a wooden door opens into the

BEDROOM 1



A generous master bedroom that offers more than ample space for a king-sized bed along with additional furniture. A set of fitted wardrobes, to one side of the room, offers a fantastic amount of additional storage space. The uPVC double glazed windows, to the front elevation, offers a fantastic viewpoint of the stunning valley views. With a carpeted floor, central light fitting and single radiator.



From bedroom one a wooden door opens into its

EN-SUITE



A beautifully presented and well laid out en-suite with a corner shower cubicle, suspended washbasin, close coupled toilet, stainless steel towel radiator, tiled floors, tiled splashbacks, ceiling inset spotlights, Velux window and under floor heating.

BEDROOM 2

Another good sized bedroom again offering space for a double bed along with additional bedroom furniture. This room also offers views over the valley, to the front elevation, from its uPVC double glazed windows. With a carpeted floor, central

light fitting and single radiator.



BEDROOM 3



Again, a double bedroom with space for additional

furniture. This room offers charming views over the gardens, to the rear elevation, from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

BEDROOM 4



Another double bedroom, this room features a set of fitted bookshelves to one side of the room. There are charming views over the gardens, to the rear elevation, from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

BATHROOM

A stunningly presented house bathroom that makes excellent use of the space on offer to

create a highly functional and relaxing space. With a panel bath, over bath rainfall shower, glass splash guard, frosted uPVC double glazed window to the side elevation, feature washbasin, close coupled toilet, wall mounted light fittings, ceiling inset spotlights, traditional style radiator, under floor heating, tiled floors and tiled splashbacks.



sit out and relax or have a hot tub to unwind in an evening. There are numerous flowerbeds and shrub that will suit any green-fingered enthusiast looking for a generous garden space. The garden is surrounded by wooden fence creating a secure and private area.



GARDENS



To the rear of the property are the multi-tier gardens offering a fantastic backdrop to the property with a wildlife-rich setting. The occasional deer, badger and owl frequent the area and visit the garden from time to time offering a charming feature to this property. The garden offers two patio areas creating the perfect place to





PARKING & GARAGE



To the front of the property a brick paved wide driveway offers parking space for 4-5 cars.

The integral garage, to the rear of the drive, provides an additional secure parking space for a car in addition to further storage space or the ideal place for a workshop. The garage has an electric door and offers two entry points to the property via the store room or the main entranceway.



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 Sowerby Bridge travel on Tuel Lane for 0.5 miles and then turn left onto Burnley Road. After 0.3 miles look out for the Marsh & Marsh Properties "For Sale" sign on the left hand side indicating the turning for Timmey Lane. Head down the lane for 130m and turn left onto Patricia Gardens. The property will be located on your left and can be identified by the second Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX6 2UR

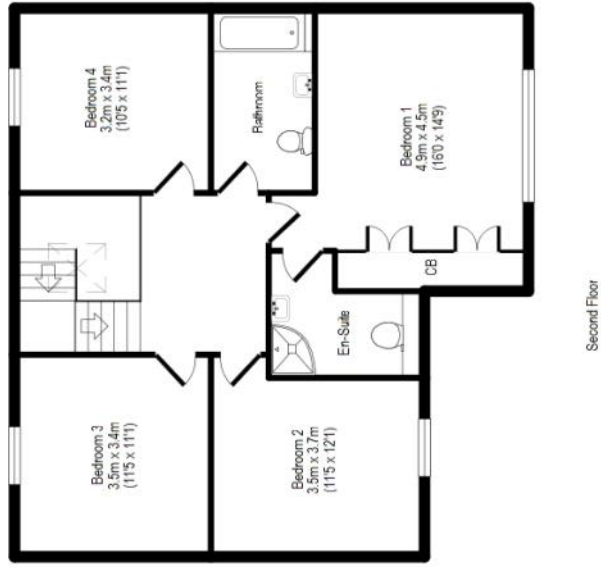
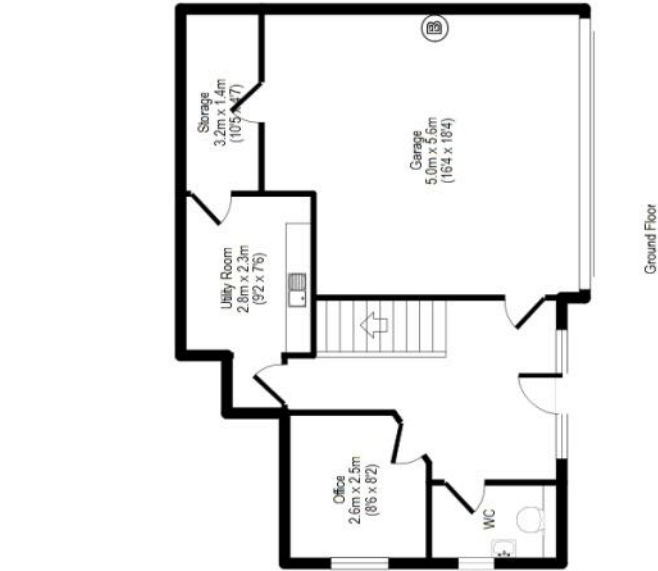
MORTGAGE ADVICE

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.

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APPROX GROSS INTERNAL FLOOR AREA: 217 sq. m / 2332 sq. ft

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