

MARSH & MARSH PROPERTIES

3 Peel Street, Sowerby Bridge, HX6 2LY

£130,000



****ATTENTION TO ALL FIRST TIME BUYERS OR BUY-TO-LET INVESTORS**** Situated within walking distance of Sowerby Bridge is this three-bedroom, mid terrace property. This house comes with vacant possession and has undertaken a full renovation project, which makes this a perfect home for anyone looking to jump onto the housing ladder. Everything in the property is brand new including a partial re-wire, central heating system, kitchen, bathroom and UPVC windows. The property is situated in a convenient location where all local amenities, schools, shops, and the railway station are all within walking distance along with easy access to the M62 motorway. In brief comprises of; Lounge and dining kitchen are to the ground floor. A large double bedroom and a spacious bathroom are to the first floor. And a further two attic bedrooms. There is also a large basement.

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

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ENTRANCE PORCH

A useful addition to the property with a tiled floor, UPVC windows and a UPVC door.

LIVING ROOM 3.2 x 4.5m (10'7 x 14'9)



A spacious room with a new carpet, radiator, coving, ceiling rose and a UPVC window.

DINING KITCHEN 3.5 x 3.5m (11'3 x 11'7)



This modern fitted kitchen boasts a range of wall and base units to provide ample storage space and incorporates a stainless-steel sink with a chrome mixer tap which is complimented with the tasteful splash back wall tiles. There is a built-in Zanussi electric oven with a matching Zanussi gas hob with a stainless-steel cooker hood above. Completing

this room there is a radiator, UPVC window and an impressive Yorkshire stone floor.



LANDING

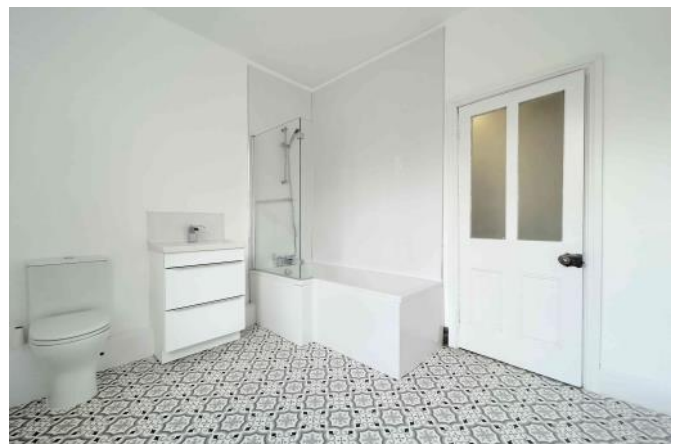
The staircase leads up from the kitchen where a second staircase takes you to the attic bedrooms.

BEDROOM ONE 3.2 x 4.5m (10'7 x 14'9)



A large double room with a radiator, new carpet and a UPVC window.

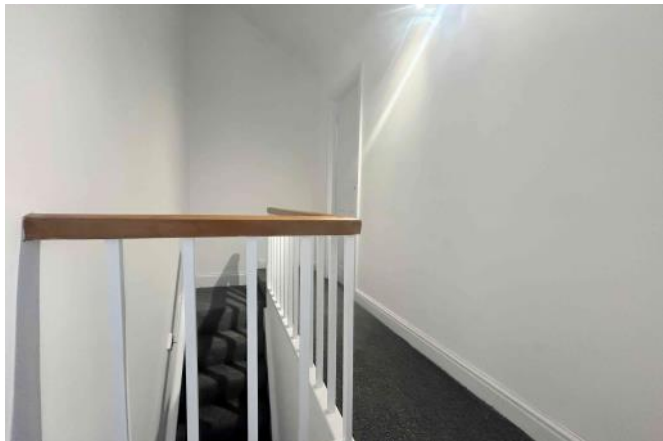
BATHROOM



Finished off to a high standard is this modern three-piece suite comprising of a p-shaped bathtub with a chrome mixer tap, shower head and a glass shower screen, low flush toilet and a

vanity sink unit with a chrome mixer tap. To complete the room is a radiator, extractor fan, a useful storage cupboard and a UPVC window.

ATTIC LANDING



The staircase leads up from the first floor landing with a new carpet.

BEDROOM TWO 3.2 x 3.2m (10'7 x 10'4)



A double room with a radiator, new carpet and a Fakro roof window.

BEDROOM THREE 3.5 x 2.9m (11'3 x 9'6)



A decent size single room with a radiator, access to a large under the eave's storage space and a Fakro roof window.

BASEMENT 4.1 x 6.3m (13'3 x 20'10)



What a great bonus this room is. This basement is clean and dry with high ceilings to offer itself for several uses. If desired or needed, this room could easily be converted to make extra living space for an office, gym, kids' playroom, or a cinema room. Here you will find a Belfast style sink, plumbing for a washing machine and plumbing in place to fit a radiator if needed. There is a Yorkshire stone floor, single glazed window, a secure external door, and a separate storage space formerly the coal room.

Externally there is an enclosed yard to the front of the house.

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APPROX GROSS INTERNAL FLOOR AREA: 108 sq. m / 1156 sq. ft

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