

# MARSH & MARSH PROPERTIES

23 Pleasant Street, Sowerby Bridge, HX6 2NT

£125,000



**\*\*ATTENTION ALL YOUNG COUPLES AND FIRST TIME BUYERS\*\*** This TWO-BEDROOM home located in Sowerby Bridge, celebrated for its beautiful scenery and vibrant community atmosphere. The area offers a diverse array of amenities, including schools, parks, and local shops. Residents benefit from excellent public transport links, with Sowerby Bridge railway station nearby, and easy access to the M62 motorway for convenient travel to surrounding regions. This home is spacious and well-maintained, featuring a range of modern amenities. The bright and airy lounge creates an inviting atmosphere, while the kitchen offers ample space, modern appliances, and convenient access to the rear garden. Upstairs, two double bedrooms with high ceilings, UPVC windows, and infrared heating ensure comfort and style. The contemporary bathroom boasts a three-piece suite, and marble-effect PVC cladding. Outside, the property includes a low-maintenance front yard with on-street parking and an enclosed rear garden with a stone path and pebbled area, ideal for easy upkeep.

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### LIVING ROOM 4.3 x 3.7m (14'1 x 12'1)



The lounge features impressive high ceilings, creating a spacious and airy atmosphere, complemented by a sleek electric fireplace that serves as a modern focal point. An efficient infrared heater ensures consistent warmth throughout the space. Natural light pours in through a large, energy-efficient UPVC window, enhancing the room's brightness, while a matching UPVC door provides direct access to the front garden, blending indoor comfort with outdoor convenience.

### KITCHEN 4.3 x 3.1m (14'1 x 10'2)

The kitchen boasts high ceilings, enhancing the sense of space and light, while a wide range of

modern wall and base units provide ample storage. A sleek chrome sink with a matching mixer tap is complemented by splashback tiles. The built-in Bosch oven, induction hob, and extractor fan ensure efficient and stylish cooking solutions. Designed for practicality, the kitchen includes space and plumbing for a tall fridge freezer and washing machine. Ceiling spotlights offer focused lighting, and an infrared heater provides warmth. A UPVC window floods the room with natural light, and a matching UPVC door opens to the rear garden, while also providing access to the basement.



### LANDING

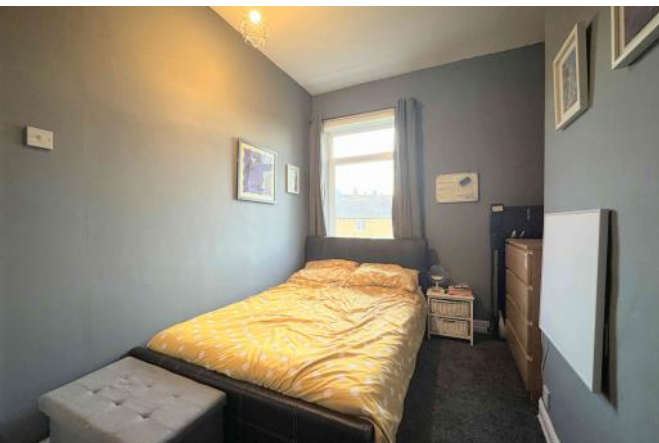
Stairs lead up from the kitchen to a landing that provides access to the boarded loft via a pull down ladder.

### BEDROOM ONE 3.3 x 3.1m (10'9 x 10'2)

This double bedroom features high ceilings, offering a spacious and airy feel, with coving adding a touch of elegance to the room's design. An infrared heater ensures efficient warmth, while a built-in storage cupboard provides practical storage solutions. Natural light flows in through a large UPVC window, enhancing the room's brightness and energy efficiency.



### BEDROOM TWO 2.3 x 3.7m (7'6 x 12'1)



This double bedroom features high ceilings and elegant covings, contributing to a spacious and

open ambiance. An infrared heater provides efficient warmth, while a built-in storage cupboard ensures practical storage options. A large UPVC window floods the room with natural light, enhancing both brightness and energy efficiency.

### BATHROOM



The bathroom is modern and stylish, featuring a sleek three-piece suite consisting of a bath with a handheld shower above, a low flush toilet, and a pedestal sink. A wall-mounted mirror with an accompanying shelf adds both functionality and design. An electric towel radiator provides warmth and convenience, while ceiling spotlights ensure bright, focused lighting. The walls and floor are clad in marble-effect PVC, offering a luxurious yet low-maintenance finish. A UPVC window allows natural light to fill the space, complementing the contemporary aesthetic and energy-efficient design.

### EXTERNAL

The property features a front garden with an enclosed stone yard, offering low-maintenance outdoor space and convenient on-street parking. To the rear, an enclosed garden provides a private retreat, complete with a stone path that leads through a pebbled area, perfect for easy upkeep

while maintaining a neat and tidy appearance. This outdoor space combines practicality and charm, offering both front and rear areas for relaxation or light gardening.

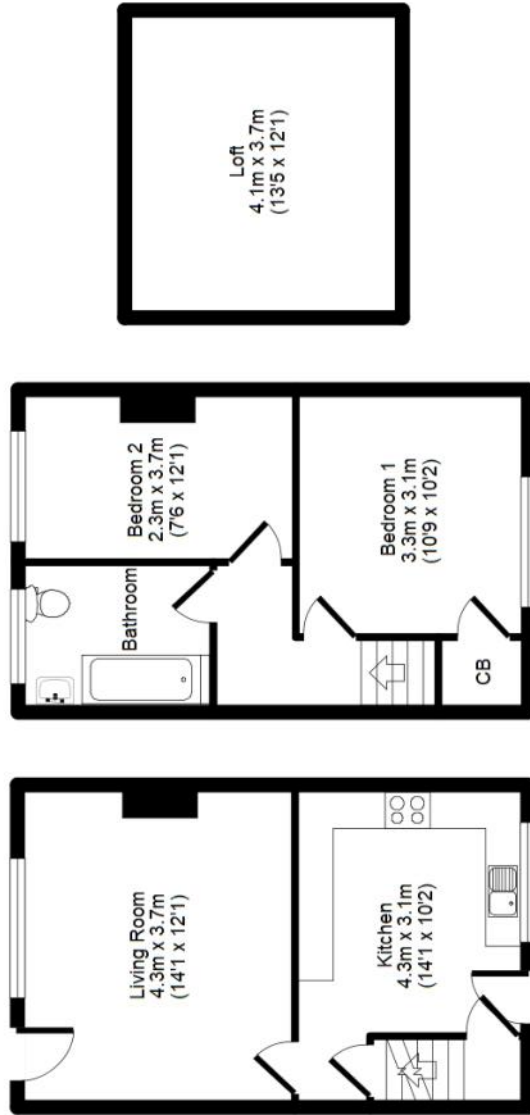


## LOFT



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## 23 Pleasant Street, Sowerby Bridge, HX6 2NT



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 792 sq. ft

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.

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