

MARSH & MARSH PROPERTIES

32 Beck Road, Sowerby Bridge, HX6 2FH

£450,000



This beautifully presented five bedroomed detached family home is situated in a charming estate in the Copley village in Sowerby Bridge. A highly sought after residential location the house has plenty to offer any family or professional person. The house is located on the edge of a small park area for the estate that offers a charming frontage, ideal to sit out and admire or for children to play. The property also benefits from a spacious rear garden being well maintained and creating the ideal place for a barbeque, to entertain or to sit out and relax, all whilst having an ideal vantage point of Wayne House Tower. The garden houses a garden room, another ideal addition to the property that would make the perfect work from home office, gym or independent living space. The house also benefits from private parking to the rear.

If the outside wasn't enough to impress, the internal aspect surely will. Being in immaculate condition throughout, with a modern style and décor, this house offers the opportunity for a prospective buyer to move in with no work required. Its spacious rooms throughout, light and bright living areas and situated over three floors this house is perfect for any modern living. With its communal living room, large and long dining kitchen, utility room, ground floor WC, three double bedrooms (one with en-suite) to the first floor, house bathroom, two further double bedrooms to the second floor and a house shower room.

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

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The property is ideally positioned, being just a short distance from both Halifax and Sowerby Bridge whilst situated in the quiet suburbs. Being close to Halifax and Sowerby Bridge train stations the property benefits from excellent train connections, including access to the Grand Central train line. 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 multitude of fantastic features on offer with this property an appointment to view is essential in order to fully appreciate this charming home.

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

HALLWAY

A welcoming reception to the property that creates the ideal first impression. With a tiled floor, under stairs cupboard and two central light fittings.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room that offers more than ample space for a three piece suite along with additional furniture. The room is well lit via a modern central light fitting in addition to the natural light from the uPVC double glazed window to the front elevation. With a carpeted floor, double radiator and television access point.



DINING KITCHEN



A beautifully presented and highly functional dining kitchen that offers ample space to one side for a large family dining table. To the other side of the room is a "U" shaped set of laminated work surfaces, all with over and under counter cupboards and drawers. The room offers access to the rear garden from its large uPVC double

glazed French doors. With an integrated hob, integrated oven, stainless steel extractor, two double radiators, integrated washing machine, integrated dishwasher, splashback tiling, tiled floor, uPVC double glazed window to the front elevation, ceiling inset spotlights, central light fitting, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.



UTILITY ROOM

An excellent addition to the property offering additional work space. With a laminated work surface, storage cupboards, vinyl floor, single radiator, plumbing for a washing machine, space for a dryer, central light fitting, wall mounted coat hooks and a uPVC double glazed window to the

front elevation.



WC

A useful addition to the property with a vinyl floor, central light fitting, extractor fan, pedestal washbasin and a close coupled toilet.

From the hallway a carpeted staircase leads up to the

LANDING



A light bright and open first floor landing with a carpeted floor, two central light fittings, airing cupboard, uPVC double glazed window to the front elevation and a double radiator.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional furniture. A set of fitted wardrobes offers further storage space to one side. With a carpeted floor, two central light fittings, single radiator and a uPVC double glazed window to the front elevation.

From the master bedroom a wooden door opens into its

EN-SUITE

A neatly presented en-suite shower room with an

alcove inset shower cubicle, ½ pedestal washbasin, close coupled toilet, ceiling inset spotlights, stainless steel towel radiator, frosted uPVC double glazed window to the rear elevation and an extractor fan.



From the landing wooden doors open into

BEDROOM 2



Another double bedroom, bedroom two is currently utilised as a large work from home office. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 3



Again a double bedroom, offering plenty of additional space for furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer to create a highly functional space. With A panel bath, ½ pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, extractor fan, tiled floor, tiled walls and ceiling inset spotlights.

From the landing a carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor and central light fitting.

From the upper landing wooden doors open into

BEDROOM 4



A rather large fourth bedroom that presents ample space for a king sized bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, Velux window to the rear and a double radiator.



BEDROOM 5



Another large bedroom that is currently being used as a second living room. With a carpeted

floor, central light fitting, uPVC double glazed window to the front elevation, Velux window to the rear and a single radiator.

SHOWER ROOM



A well-presented en-suite shower room with a shower cubicle, ½ pedestal washbasin, close coupled toilet, ceiling inset spotlights, stainless steel towel radiator, frosted uPVC double glazed window to the rear elevation and an extractor fan.

GARDEN



A beautifully presented rear garden featuring lawned areas, flower beds, seating areas and a decking space for patio furniture. A multi-use garden that has been well laid out, perfect for

family gatherings, entertaining or a barbeque. The garden is enclosed on all sides for privacy and has gated access to the rear parking area.



To the rear of the garden a uPVC double glazed set of French doors open into the

GARDEN ROOM/OFFICE/GUEST ROOM



A highly useful addition to the property that offers a variety of uses that has been well finished. The perfect space for a work from home office, home gym, garden room or guest room. The space can also be ideal for an independent living space. With a wood laminate floor, electric heating, ceiling inset spotlights and electric points.



PARKING



The property offers private parking space with additional visitor parking spaces.

GENERAL



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



TO VIEW

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



LOCATION

What3words: ///linen.shows.guards

Google Plus Code: P457+22J Sowerby Bridge

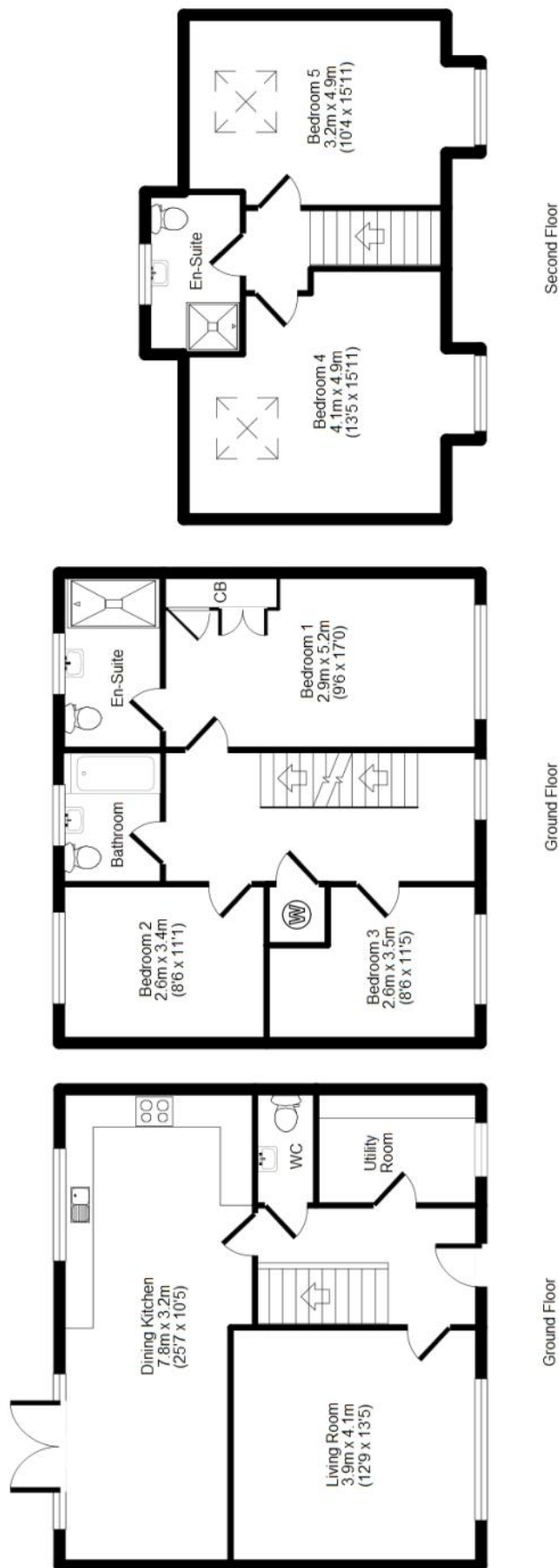
For sat nav users the postcode is: HX6 2FH

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: 146 sq. m / 1569 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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 of any contract or warranty.
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