

# MARSH & MARSH PROPERTIES

*39 Beck Road, Sowerby Bridge, HX6 2FG*

*£350,000*



If you are looking for the ideal modern family home, perfectly suited to the hectic lifestyle of day to day live, whilst also offering a tranquil place to sit back and relax, this will be the house for you. Situated in a highly sought after location, overlooking the private residents park to the front elevation, in Sowerby Bridge is this four bedroomed semi-detached townhouse style property. The house is beautifully presented both externally and internally to create a fantastic kerb appeal you can appreciate the moment you arrive. To the front elevation is a driveway offering parking for two cars, with an additional secure space provided by the integral single garage.

To the rear of the property is the real pièce de résistance, its low maintenance and immaculately presented garden features a patio seating area with artificial lawn, all fully enclosed and gated to the front elevation offering the ideal space for children or pets. The rear backdrop to the property is truly idyllic, overlooking the River Calder, situated in a high and lofty position whilst allowing the calming noise of the river flowing by to relax. A wooded backdrop fully secures the charming nature of the rear garden that truly must be experienced to be appreciated.

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Internally the property is presented in immaculate condition throughout, therefore, offering a property that is ready to move into. The property has undergone recent improvements to create a beautifully presented, neutrally decorated and welcoming family home. With its large and spacious dining/kitchen, ground floor WC, spacious and open living room (offering views over the river from a Juliet balcony), four good sized bedrooms (one with en-suite) and family bathroom. The property also has a boarded loft offering additional storage space.

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 numerous features on offer with this outstanding family home, including its immaculate internal presentation, highly sought after location and fantastic rear outlook, an appointment to view is essential in order to fully appreciate this property.

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

### HALLWAY



A light and bright reception into the property that offers the ideal first impression from the moment you step inside. With its carpeted flooring, single

radiator and central light fitting. An under stairs open area offers additional storage space for coats and shoes.



From the hallway wooden doors open into the

### DINING KITCHEN



A fantastic family communal space, ideal for a family meal or entertaining. The room offers ample space for a large family dining table to one side of the room. An "L" shaped set of laminated work surfaces, featuring over and under counter cupboards and drawers, offering plenty of storage space. A set of uPVC double glazed French doors provides access to the rear garden. With an integrated hob, integrated oven, stainless steel



extractor hood, double radiator, two central light fittings, integrated washing machine, splashback tiling, tiled floor, uPVC double glazed window to the rear elevation, integrated dishwasher, integrated fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



## WC

An ideal addition to the ground floor offering easy access to facilities. With a tiled floor, pedestal washbasin, single radiator, close coupled toilet and a central light fitting.

From the hallway carpeted stairs lead up to the

## LANDING



With a carpeted floor, two central light fittings, single radiator and a uPVC double glazed window to the front elevation.

From the landing wooden doors open into the

## LIVING ROOM



Another fantastic family communal area, perfect to sit back and relax together after a long hard day. The uPVC double glazed windows are twinned with a set of uPVC double glazed French doors that open onto a Juliet balcony offering the ideal vantage over the river and trees to the rear elevation. The living room has just had a Amtico flooring installed that has a 30 year warranty. With two central light fittings, double radiator,

feature wall to one side and a television access point.



#### BEDROOM 4



Currently used as a play room, bedroom four offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

#### BATHROOM

A light bright and modern house bathroom that features a panel bath, ½ pedestal washbasin, close coupled toilet, tiled floor, single radiator, tiled splashbacks, central light fitting and extractor fan.



From the landing a carpeted staircase leads up to the

#### UPPER LANDING

With a central light fitting, airing cupboard and single radiator. The upper landing also offers access to a boarded loft via a ceiling hatch.

From the upper landing a wooden door opens into

#### BEDROOM 1



A large master bedroom offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, two uPVC double glazed windows to the front elevation and a single radiator.





From bedroom 1 a wooden door opens into its

### EN-SUITE



A well laid out en-suite shower room that makes excellent use of the space on offer. With a shower cubicle, ½ pedestal washbasin, close coupled toilet, single radiator, tiled floor, tiled splashbacks, central light fitting and extractor fan.

From the upper landing wooden doors open into

### BEDROOM 2

A generous second bedroom with a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM 3



Another good sized bedroom that offers a carpeted floor, central light fitting, single radiator



and a uPVC double glazed window to the rear elevation.

### GARDENS



To the rear of the property are the beautifully presented, low maintenance gardens that afford the ideal place to sit back and relax whilst enjoying the wooded backdrop to the property with the tranquil sound of the River Calder below. To the edge of the property is a patio seating space that leads to an artificial lawned area. All fully enclosed with wooden fence, metal railing and gated to the front elevation, therefore, creating the ideal place for children and pets to play.



### GARAGE & PARKING

To the front of the property are two driveway parking spaces.

To the rear of the drive is an integral garage offering the potential for an additional secure space. The garage is also an ideal storage space and features a concrete floor, central light fitting and power outlets.

### 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.

### **LOCATION**

What3words: [///orange.period.catch](#)

Google Plus Code: P447+W2W Sowerby Bridge

For sat nav users the postcode is: HX6 2FG

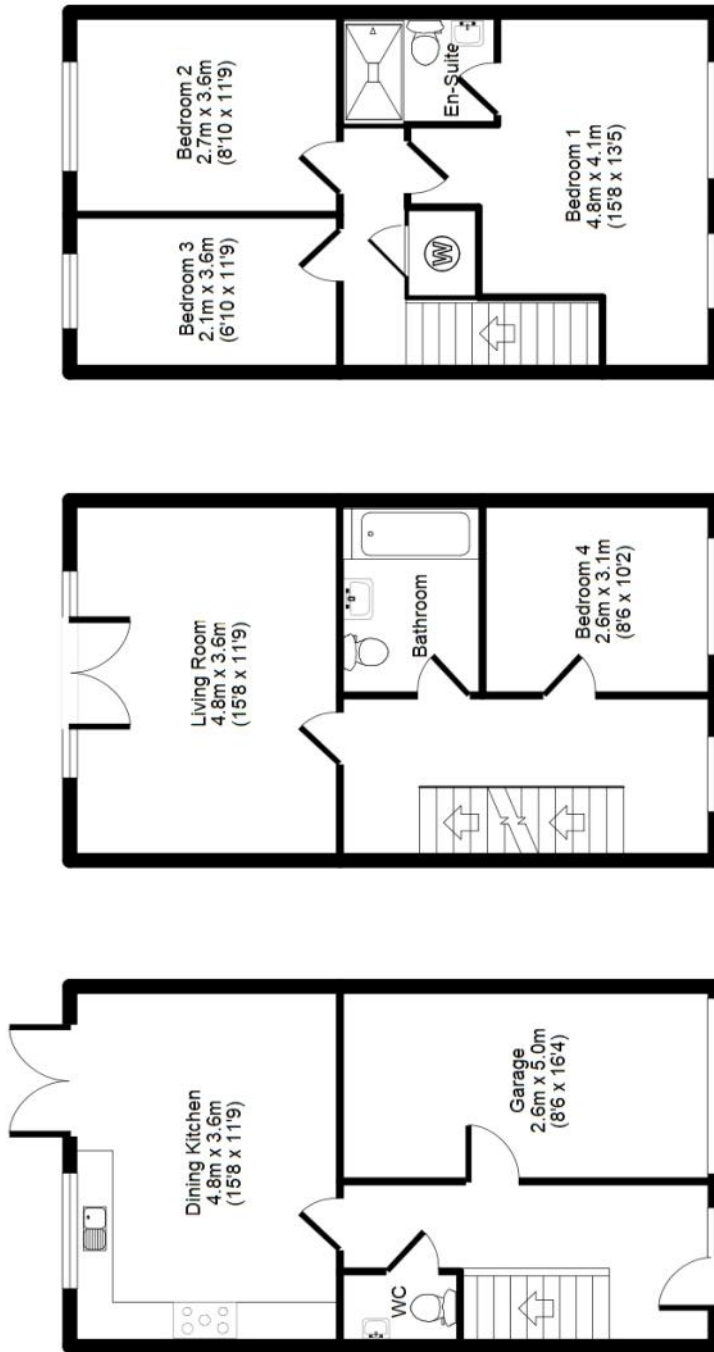
### **MORTGAGE ADVICE**

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.



## 39 Beck Road, Sowerby Bridge, HX6 2FG



Second Floor

First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 124 sq. m / 1332 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. 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 any contract or warranty.

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