

MARSH & MARSH PROPERTIES

28A Old Marsh, Sowerby Bridge, HX6 2JF

£175,000



This two bedroomed cottage is nestled on Old Marsh in the highly sought after Sowerby Bridge. The property is offered with the added advantage of NO CHAIN. The house is in need of renovation and modernisation, which offers the fantastic potential to put your own stamp into this opportunity or for development. The property benefits from a private garage to the side elevation offering a secure parking space, with space to the front of the garage for a car and space to the front of the house for two cars to park. At the front of the property is a raised lawned garden, with hedge border that creates a charming frontage and certainly enhances kerb appeal as well as creating the ideal place to sit out and relax.

Internally the property offers a fantastic amount of space throughout. A light and bright cottage that also features some valley views to the front elevation. With a spacious living room, rear galley kitchen, neatly presented dining room, spacious third reception room, rear workshop storage space, two double bedrooms, house bathroom and WC.

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 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. The property benefits from fantastic bus services to Todmorden and Halifax. 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 potential that is offered with this property, creating a rare opportunity, all offered with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this home.

From the front of the property a uPVC double glazed door opens into the

LIVING ROOM



A spacious living room that offers a light and bright first impression the moment you step inside the property. Its gas fire, sat on a granite hearth and with wooden mantelpiece, creates a charming feature for the whole room. With a uPVC double

glazed window to the front elevation, carpeted floor, beamed ceiling, central light fitting and a single radiator.



To the rear of the living room a wooden door opens into the

KITCHEN



A well laid out and presented galley kitchen that features laminated work surfaces along one wall of the kitchen. With a fitted hob, fitted oven, stainless steel extractor hood, splashback tiling, vinyl flooring, plumbing for a washing machine, central strip light, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the living room a wooden door opens into the

DINING ROOM



Labelled as the dining room but is currently a sitting room. This space also has a gas fire creating a central feature for the whole room. With a uPVC double glazed window to the front elevation, carpeted floor, beamed ceiling, central light fitting and a single radiator.



From the dining room a wooden door opens into the

SITTING ROOM / RECEPTION 3



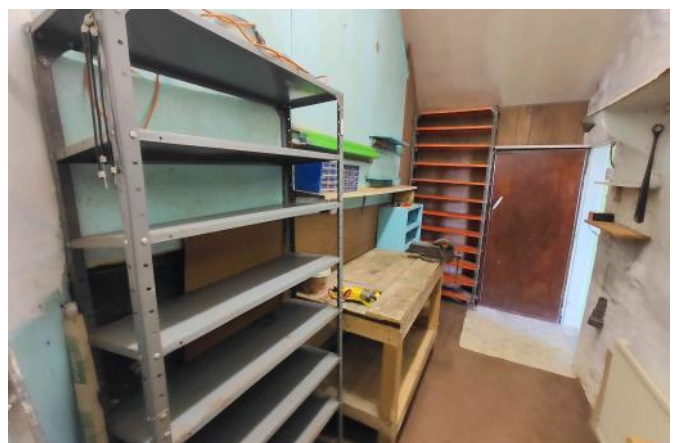
A rather large reception room that enhances the communal space for the property on the ground floor. A fantastic space that could be the main living room for the property. With a uPVC double glazed window to the front elevation, electric fire,

carpeted floor, alcove inset cupboards, central light fitting and a single radiator.



To the rear of the sitting room a wooden door opens into the

WORKSHOP



Currently utilised as a workshop/storage space that also offers access to the upper floors. With a central light fitting and mounted shelving. The workshop provides access to a small storage cellar via a wooden door.

From the rear of the workshop a carpeted staircase leads up to the

LANDING

With a central light fitting and carpeted floors.

From the landing a wooden door opens into

BEDROOM 1



A spacious bedroom that offers space for a double

bed along with additional bedroom furniture. The room offers charming views to the front elevation from its uPVC double glazed windows. With a carpeted floor, central light fitting and single radiator.

From bedroom 1 a wooden door opens into

BEDROOM 2



Another generous bedroom, again offering space for a double bed along with additional bedroom furniture. The room offers charming views to the front elevation from its uPVC double glazed windows. With a carpeted floor, alcove inset cupboards, central light fitting and single radiator.

From bedroom 2 or the landing a wooden door opens into the

BATHROOM



A surprisingly spacious house bathroom featuring a panel bath, over bath electric shower, two uPVC double glazed windows to the rear elevation, pedestal washbasin, toilet, central light fitting, cupboard storage and a carpeted floor.

From the landing a wooden door opens into the

WC

With a lino floor, central light fitting and a uPVC double glazed window to the rear elevation. The WC leads into a long storage alcove that runs to the far end of the property offering a surprising amount of additional storage space.

GARDEN

To the front of the property is a raised and enclosed garden, featuring a twin lawn, enclosed by hedge and walls, creating the ideal place to sit back and relax. To the edge of the property is a stone flagged patio area offering the perfect place for a barbeque. To the side of the garden there are two storage sheds.



PARKING & GARAGE

To the side of the property is a single garage offering a secure parking space.

To the front of the garage there is also space to park a car. To the front of the property there is parking spaces for two cars.

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.

There is additional land space to the rear of the garage that may be useful for development or potentially for the opportunity of extension.

TO VIEW

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

LOCATION

What3words: [///ladder.agents.rare](https://www.what3words.com/lookup/:///ladder.agents.rare)

Google Plus Code: P37P+HW7 Sowerby Bridge

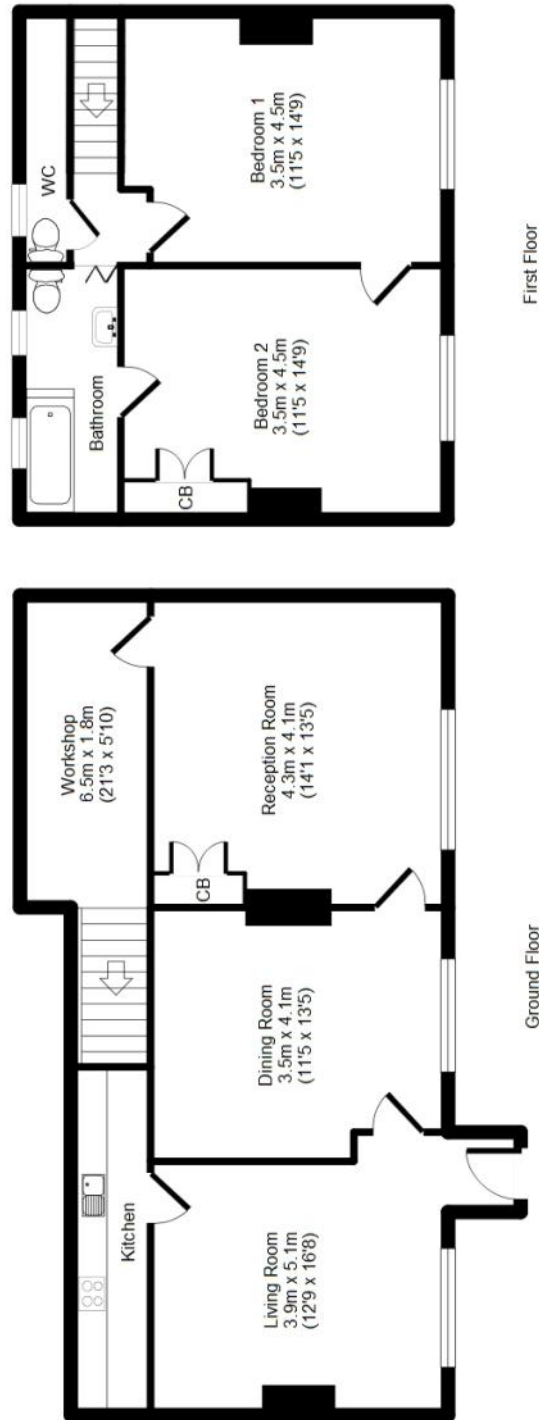
For sat nav users the postcode is: HX6 2JF

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: 104 sq. m / 1120 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.

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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