



Beck Road | | Sowerby Bridge | HX6 2FH

Asking price £280,000



SHERIDAN
BAILEY
PROPERTY

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Fantastic opportunity to purchase this extended link detached 3 bedroom property with 3 off road parking spaces on this popular development in Sowerby Bridge.

This property benefits from a second reception room as a result of the extension thus providing flexible living accommodation for the new owners, this room could be utilised as a dining room, playroom or home office. The property briefly comprises, entrance hall, wc/cloaks, living room, second reception room, kitchen with integrated appliances. To the first floor there is a master bedroom with ensuite, 2 further bedroom, house bathroom, store cupboard and loft access. Externally due to the generous plot size the property affords driveway parking for 3 vehicles.

- 3 bed spacious, extended link detached property
- 2 reception rooms
- 3 bedrooms including Master ensuite
- Parking for 3 vehicles
- Popular development

Entrance Hall

Good sized, welcoming entrance hall with wood effect laminate flooring. Staircase off the first floor landing.





Living Room

10'10 x 15'1 (3.30m x 4.60m)

Generously sized Living Room with laminate wood effect flooring and window to front elevation, leading to open plan extension and a second reception room providing flexible accommodation which could be used as a Dining Room, Home Office space or playroom.

This second reception room measures 9'1 x 14'2. A further window to front elevation and French doors to side elevation provides this room with a good amount of natural light. The French doors lead out to an enclosed patio area with pergola.

Kitchen

9'8 x 15'1 (2.95m x 4.60m)

Good sized family kitchen comprising a range of matching wall and base units with worktops over. Integrated appliances include four burner gas hob, built in extractor hood, double oven, fridge/freezer, and dishwasher. There is under cupboard, lighting, inset ceiling spotlights, tiling to the floor. Dual aspect windows to front and side elevations. Tiled flooring. Chrome sockets and switches.

Downstairs WC

WC located off hallway. Partially tiled with WC, and vanity wash handbasin

Staircase to first floor landing

Master Bedroom Ensuite

10'11 x 9'4 (3.33m x 2.84m)

Master bedroom with window to side elevation. Double floor to ceiling fitted wardrobes.

Ensuite comprises single shower cubicle with electric shower, WC, wash handbasin and chrome heated towel rail. Frosted window to front elevation.

Bedroom 2

9'11 x 8'6 (3.02m x 2.59m)

Double bedroom with window to side elevation

Bedroom 3

9'11 x 6'4 (3.02m x 1.93m)

Window to front elevation.

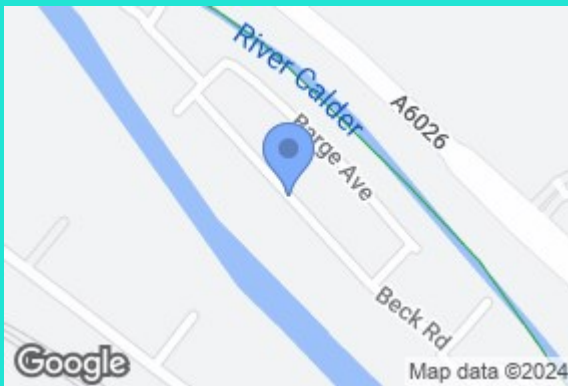
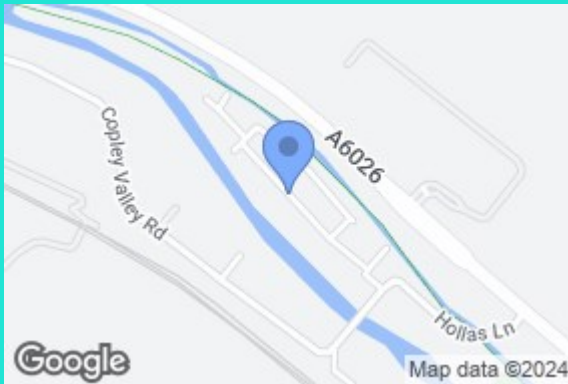
Bathroom

Family bathroom comprising low level WC, wash handbasin set to vanity unit and panelled bath. Fully tiled with inset ceiling spotlights, extractor, chrome heated towel rail and frosted window.

External Areas

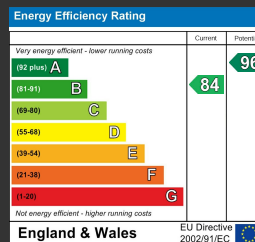
This extended property benefits from 3 parking spaces and an enclosed paved area to the front of the property. To the side of the property there is an enclosed patio area with access via a gate from the driveway or through the French doors in the dining area.





HX6 2FH
Internal - 947ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



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