

Charnock Bates

The Country, Period & Fine Home Specialist



Allan Mount

1 Hope Street, Sowerby Bridge, HX6 3PN





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DETACHED BUNGALOW WITH ANNEXE



4/5 BEDROOMS (+2 ANNEXE)



SINGLE GARAGE + PARKING FOR 6 OFF STREET



DECKED TERRACE

Guide price: £650,000

charnockbates.co.uk





Summary

Sitting in a prominent and elevated position, enjoying a rural feel yet being within close proximity to Sowerby Bridge, Allan Mount is a unique detached bungalow with four/five bedrooms and a self-contained two-bedroom annexe.

Internally the property briefly comprises: conservatory, dining kitchen, porch, hallway, utility space, house bathroom, principal bedroom, two further doubles bedrooms and lounge to the ground floor, with a double bedroom with en-suite and a second reception room/fifth bedroom with walk-in-wardrobe and store room to the first floor.

To the lower ground floor, a games room provides access to a self-contained annexe comprising; entrance hallway with utility space and cloakroom, open plan living dining kitchen, principal bedroom with en-suite and walk-in wardrobe and a second double bedroom.

Externally, a resin driveway provides off-street parking for six cars, leading to a generous single garage. A resin and decked garden benefits from an outdoor kitchen with built-in units and a breakfast bar. Two pergolas offer a place to sit and relax and three outbuildings offer the option for a home-office for those looking to work from home.



Location

The property is located in Sowerby Bridge, which is regarded as one of Calderdale's up and coming residential areas, benefiting from access to the M62 network accessing both Leeds and Manchester and with good choice of local schools across the surrounding area.

The nearby centre of Sowerby Bridge benefits from a range of local amenities including restaurants, bars, and shops yet remains close to superb open countryside along the Ryburn Valley. There is also a supermarket and railway station within the town centre.

General Information

Accessing through double Upvc doors into the conservatory with a second door leading into the dining kitchen.

The kitchen offers a central island with breakfast bar with Granite work surfaces and a range of white high-gloss wall, drawer and base units with contrasting laminated work surfaces incorporating a ceramic one and a half bowl sink with drainer and Quooker tap. Integrated appliances include; oven, Neff induction hob, dishwasher fridge and freezer.

Sliding glass doors from the dining kitchen access a porch featuring exposed stonework and benefiting from a pantry providing useful storage. A second sliding glass door accesses the garden.

The hallway benefits from a utility space with built in base units with contrasting laminated worktops, with plumbing for a washing machine and space for a dryer. An open staircase with spindle balustrade rises to the first floor.

Leading from the hallway, the newly fitted house bathroom is fully tiled with inset ceiling spotlights and porcelain tiled flooring. Enjoying a contemporary four-piece suite comprising a WC, wash-hand basin with storage beneath, double walk-in rainfall shower and stand-alone bath sat on a raised platform.

The spacious principal bedroom benefits from built-in wardrobes and French doors leading out to the decked garden. Two further double bedrooms are situated on the ground floor.

Moving through to the generous lounge showcasing an inset fireplace to the focal point. Floor to ceiling bi-fold doors lead out to the front garden and a spiral staircase leads down to the lower ground floor.

Located to the first floor, a second reception room/ fifth bedroom benefits from a Velux skylight window allowing for natural light and a walk-in-wardrobe. Leading off the reception room/fifth bedroom is a storeroom.

A double bedroom completes the first-floor accommodation, benefitting from a Velux skylight window and an en-suite comprising a WC, wash-hand basin with storage beneath and a walk-in shower cubicle.

The spiral staircase from the lounge accesses the games room which then provides access to a self-contained two-bedroom annexe creating the opportunity for multi-generational living.

A door leads through to an entrance hallway providing a utility space with plumbing for a washing machine and space for a dryer and a cloakroom comprises a WC and wash-hand basin. Leading off the hallway and through to the open plan living dining kitchen with separate ramped external access through a door from the kitchen, Velux windows allowing for natural light and French doors leading out to a decked terrace.

The kitchen offers a range of high-gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel one-and-a-half bowl sink with drainer and mixer-tap. Integrated appliances include; oven, four-ring hob with extractor hood above, dishwasher, fridge and freezer.

Moving through to the spacious principal bedroom with French doors leading out to the decked terrace. Benefitting from a walk-in wardrobe with built-in shelving and a part tiled en-suite enjoying a contemporary four-piece suite comprising a WC, wash hand-basin, panelled bath and a double walk-in rainfall shower. A second double bedroom completes the internal accommodation.



















Externals

A resin driveway provides parking for six cars, which leads up to a generous single garage with power, lighting and electric up-and-over door, providing secure parking for one car. A generous outbuilding creates the ideal space for those who require a home office. A resin ramp with gated access leads down to the conservatory doors and continues round the front of the property. Stone steps to the rear of the property lead up to a raised decked area which accesses a storage shed and a second outbuilding currently used as a 'hobby shed'.

To the front of the property a part resin, part decked terrace, bordered by glass panelled fencing, enjoying an outdoor kitchen with built in metal units with a sink with mixer-tap and a breakfast bar creating the perfect entertaining space for BBQ's and alfresco dining. Two pergolas provide a covered space to relax and take in the surroundings.

The annexe benefits from a separate ramped external access proving ground floor accommodation, with doors from the open plan space and principal bedroom leading out to a decked terrace.





Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

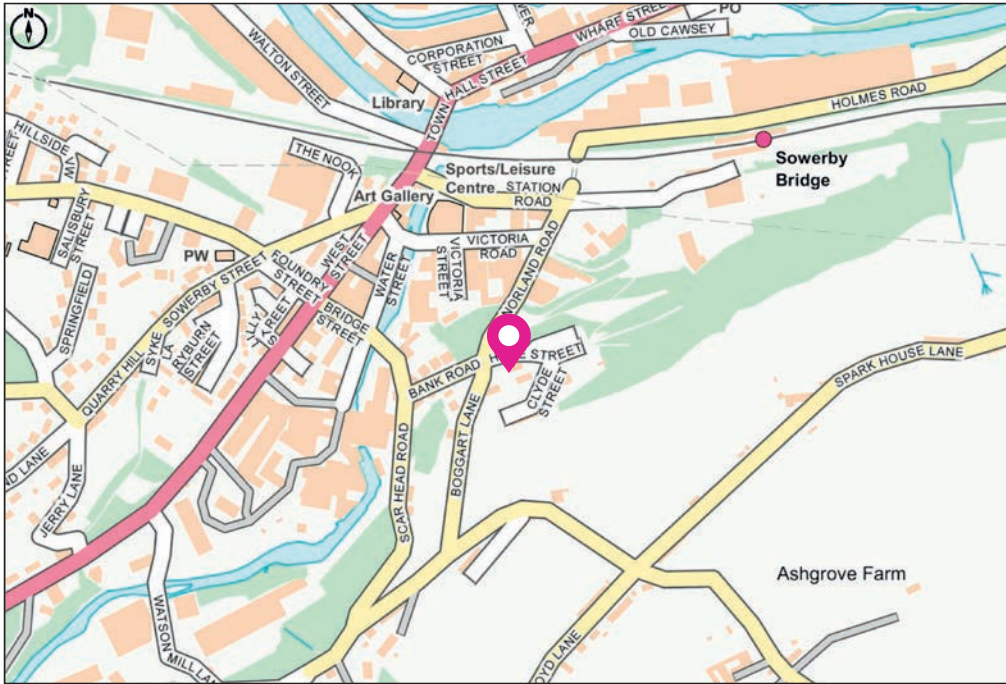
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

TBA.

For satellite navigation: **HX6 3PN**

Local Information

NEAREST STATIONS	Sowerby Bridge	0.3 miles
	Halifax	2.6 miles
	Mytholmroyd	3.9 miles
NEAREST SCHOOLS	New Road Primary School	0.4 miles
	Norland C of E Junior & Infant School	0.8 miles
	Ryburn Valley High School	1.1 miles
MOTORWAY NETWORK	M62, Junction 24	6.7 miles

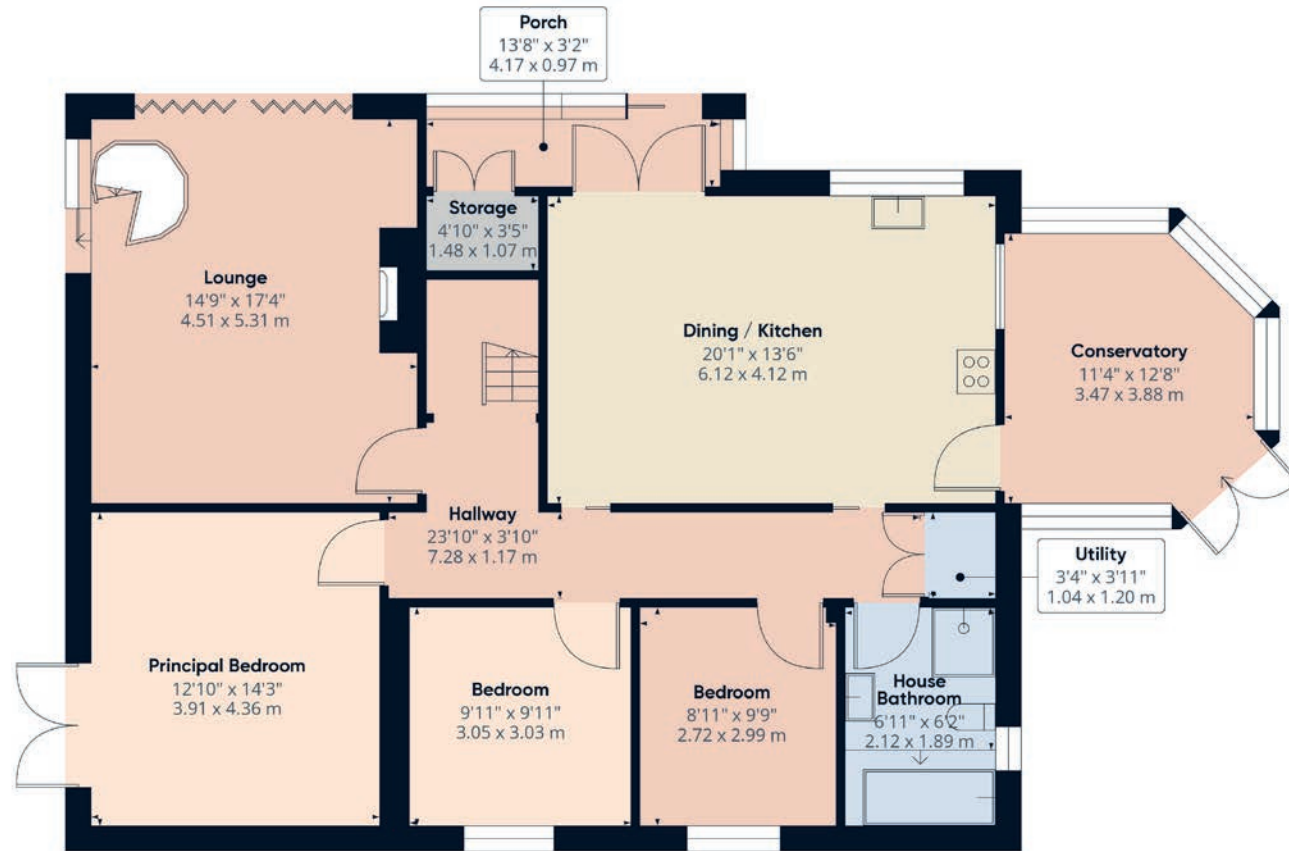
Property Information

TENURE	Freehold
CONSTRUCTION	Stone and cladding
EPC RATING	TBA
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	Eon
GAS SUPPLY	Eon
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

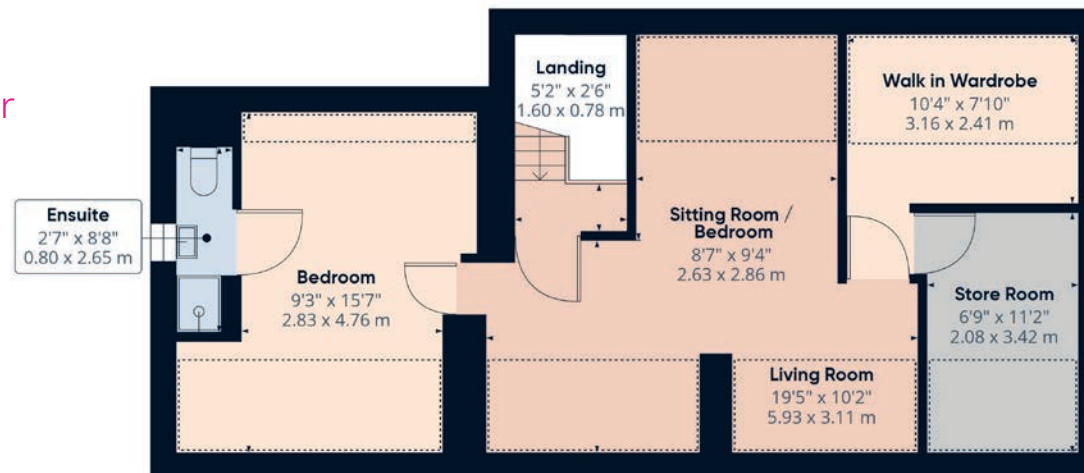


Floor Plans

Ground Floor



First Floor

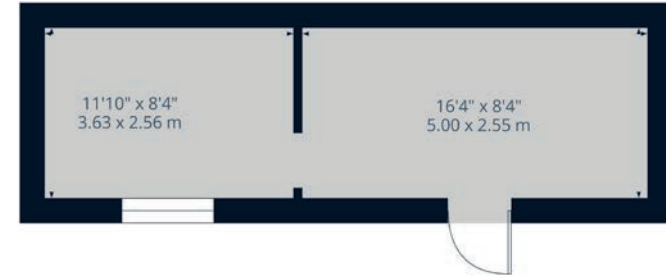


Floor Plans

Annexe



Outbuilding/Office



Garage



Total approximate floor area:
3578.51 sqft (332.45m²)
(inc garage and outbuilding)

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