

Charnock Bates

The Country, Period & Fine Home Specialist



15 Breck Lea
Sowerby Bridge, HX6 1BS





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SEMI-DETACHED FAMILY HOME



FOUR DOUBLE BEDROOMS



DRIVEWAY PARKING



GENEROUS SOUTH-FACING GARDEN

Guide price: £375,000

charnockbates.co.uk





Summary

Occupying a generous plot in a sought-after location, 15 Breck Lea is a stone-built semi-detached family home offering spacious living accommodation set over three floors alongside a wonderful south-facing garden and beautiful far-reaching views towards the Calder Valley countryside.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, cloakroom, fourth bedroom/study, utility room and shower room to the ground floor, open plan living/dining room and kitchen to the lower ground floor and principal bedroom with en-suite and two further double bedrooms to the first floor.

Externally, to the front of the property, a hardstanding driveway provides off-street parking for two cars, adjacent to a well-established lawned garden. A stone pathway leads down the side of the property to a private terrace and further generous south-facing terrace, accessing secure under-house storage, and adjacent to a generous south-facing tiered garden, bordered by mature planting and shrubbery.

Location

Situated in Sowerby Bridge the property is conveniently located to take advantage of the excellent commuter links by road and rail. The M62 motorway network is within easy reach and local railway stations run regular services connecting the main northern business centres. Whilst offering a semi-rural setting, a wide range of amenities exist within a short distance including a range of independent shops in Ripponden, along with a range of larger retailers and supermarkets located in Sowerby Bridge and Halifax.



General Information

Access is gained through a Upvc and glazed door into the entrance vestibule, with a second timber and glazed door leading into the entrance hallway. A cloakroom provides a useful storage space while an open staircase leads down to the lower ground floor and rises to the first floor.

The first door on your right takes you through to the fourth bedroom/study, a double room with built-in storage and access through to the utility room which offers built-in shelving and a range of base units with contrasting laminated worksurfaces, plumbing for a washing machine and space for a dryer. Across the hallway is the house shower room, boasting a three-piece suite comprising a w/c, wash-hand basin and corner walk-in shower cubicle, complimented by tiled surround.

Descending the staircase to the lower ground floor. A spacious 'L' shaped open plan living/dining room boasts two large picture windows allowing for natural light to flood through while enjoying a wonderful outlook into the garden and countryside views beyond. A gas fire sits at the focal point with decorative marble Adam-style mantel, hearth and surround.

Leading off the open plan living/dining room is the kitchen. The kitchen offers a range of wall, drawer and base units, complimented by tiled splashbacks, with contrasting laminated worksurfaces incorporating a ceramic one-and-a-half bowl sink and diner with mixer-tap. Integrated appliances include a Hotpoint oven and four-ring gas hob with extractor hood above. A door leads out to the side elevation.

Rising now to the first-floor landing, accessing three double bedrooms. The spacious principal bedroom benefits from built-in wardrobe storage and a large window to the rear elevation enjoying a truly fantastic outlook into the garden and far-reaching views beyond. An en-suite has a three-piece suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

Two double bedrooms complete the accommodation, one set to the front of the property, and one to the rear with a large window taking advantage of the far-reaching views towards the Calder Valley countryside.











Externals

A hardstanding driveway provides off-street parking for two cars, adjacent to a lawned section of garden bordered by mature planting and shrubbery. A stone pathway leads down the side of the property to a private terrace and a further generous south-facing terrace to the rear, accessing secure under-house storage, and offering a place to sit and relax while taking in the view, adjacent to a generous and enclosed south-facing tiered garden bordered by mature planting and shrubbery.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

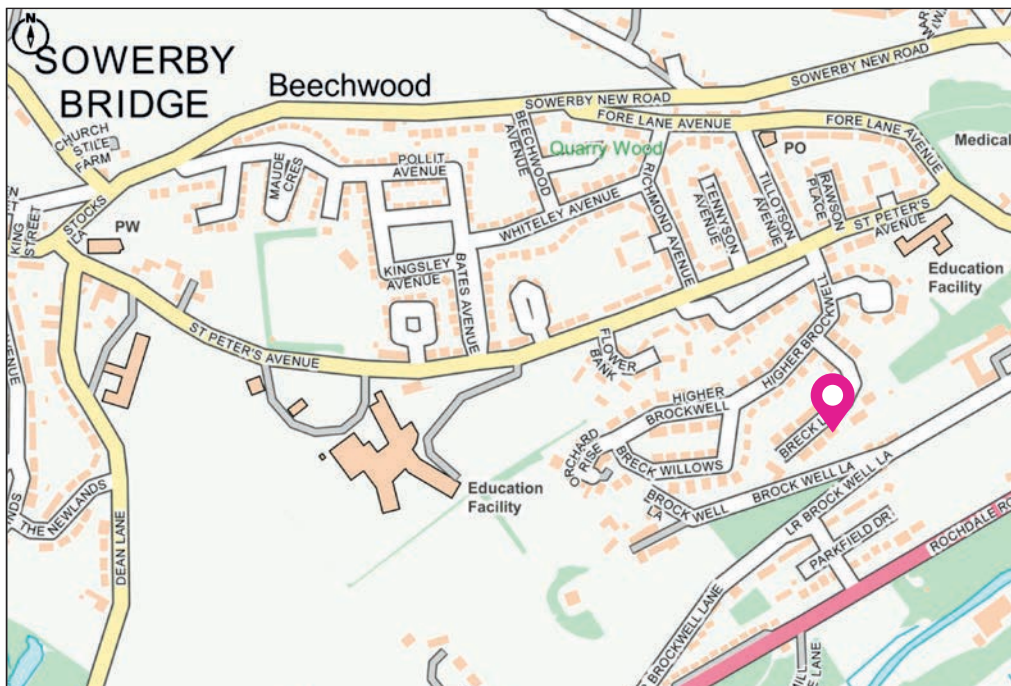
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

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

From Halifax proceed up King Cross Street (A58) towards King Cross traffic lights, keeping left to continue on Rochdale Road (A58). At the mini roundabout, take the second exit and head through Sowerby Bridge, continuing under the bridge before turning right to proceed up Sowerby Street. Take a right-hand turn up Fore Lane and follow the road round to the left, then taking a left-hand turn on to St. Peter's Avenue. Take a left-hand turn on to Higher Brockwell, and then take the second left-hand turn on to Breck Lea, continuing round where you will find number 15 on your left-hand side.

For satellite navigation: **HX6 1BS**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.0 miles
	Mytholmroyd	3.6 miles
	Halifax	4.7 miles
NEAREST SCHOOLS	Sacred Heart Catholic Primary School	0.3 miles
	Trinity Academy St. Peter's	0.7 miles
	Ryburn Valley High School	0.5 miles
MOTORWAY NETWORK	M62, Junction 24	7.4 miles

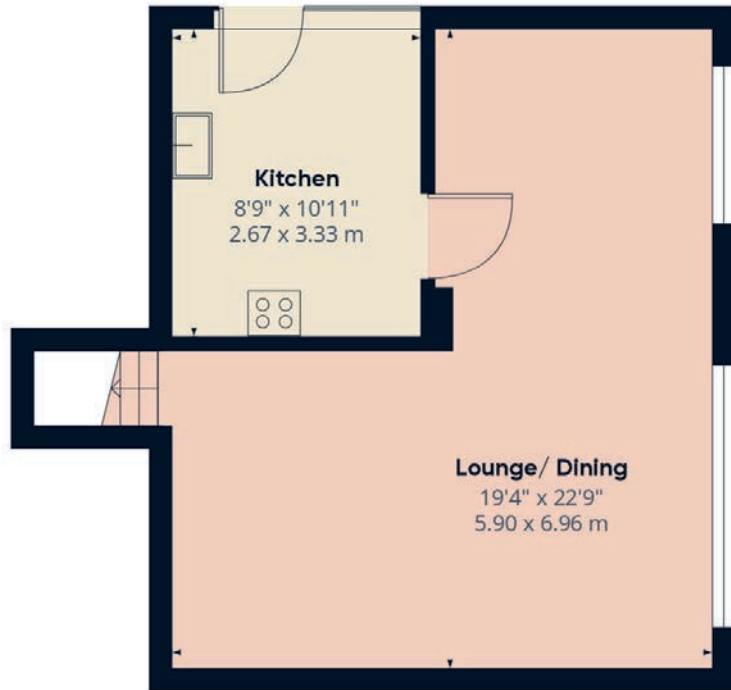
Property Information

TENURE	Freehold
CONSTRUCTION	Stone & Render
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Vodafone
MOBILE SIGNAL	Good coverage

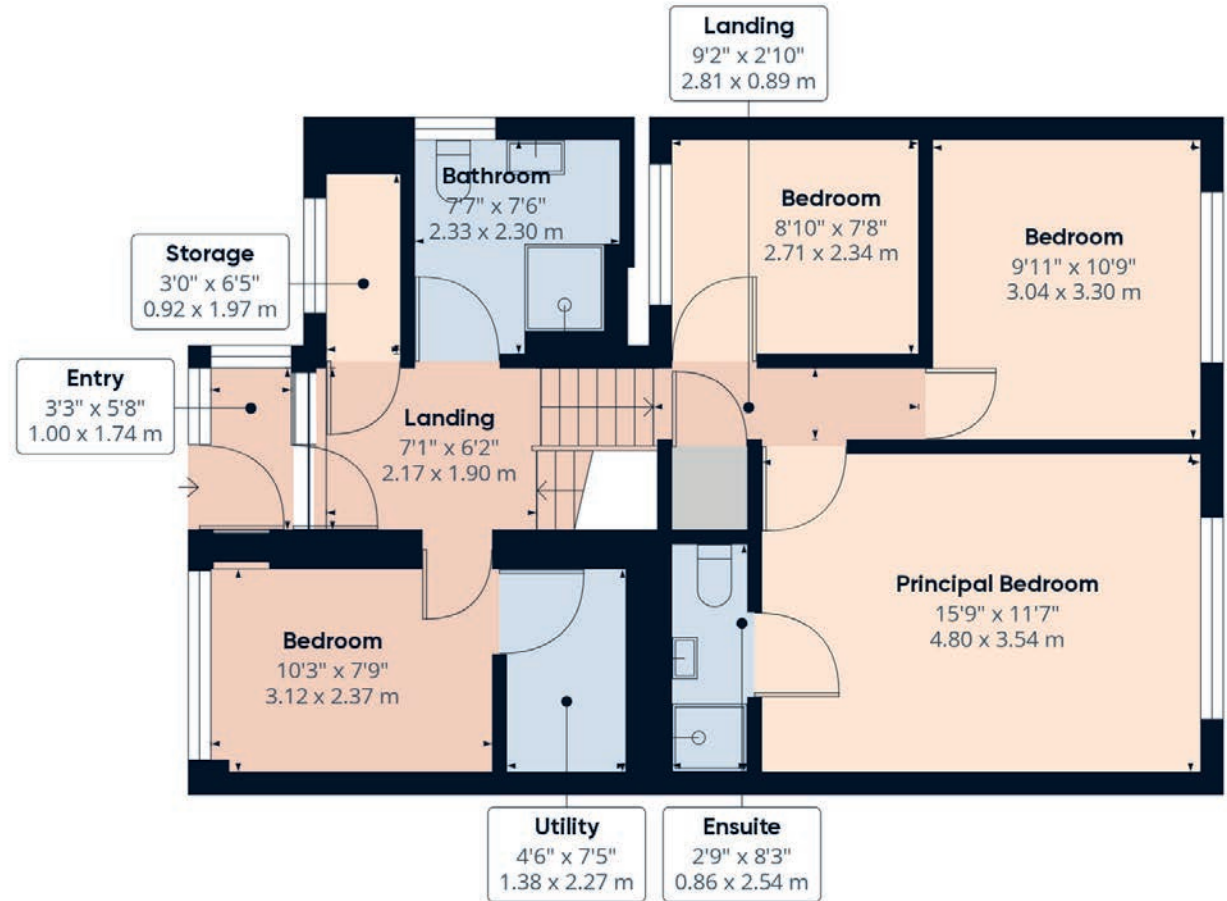


Floor Plans

Lower Ground Floor



Ground Floor



Total approximate floor area:
1,152.06 sqft (107.03m²)

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
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