



102 Wakefield Road, Sowerby Bridge, HX6 2AZ

Offers In The Region Of £995,000

- : Spacious & Stunning Family Home
- : Individually Designed & Built Residence
- : 6 Bedrooms
- : 3 Reception Rooms & 2 Kitchens
- : Easy Access to M62 Motorway Network
- : Attractive Views
- : Extremely Convenient Location
- : 6 Bathrooms
- : Integral Double Garage
- : Viewing Essential

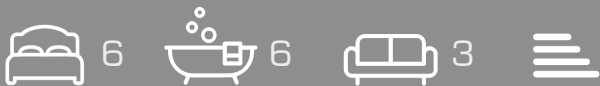
102 Wakefield Road, Sowerby Bridge HX6 2AZ

Welcome to this stunning property located in the rolling Pennine hills on Wakefield Road situated between Sowerby Bridge and Halifax. This spacious and unique residence has been individually designed and built and boasts not one, but two spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With six generously sized bedrooms, there is plenty of room for the whole family to spread out and make themselves at home.

The property has 6 bedrooms 2 reception room, a garden room and 6 bathroom, four of which are en suites and has a large south facing balcony and is set within mature gardens sweeping down to the canal side.

Situated in a desirable location, this house is perfect for those seeking a peaceful retreat away from the hustle and bustle of city life. The surrounding area offers a mix of tranquility and convenience, with local amenities just a short drive away and excellent access to the m62 linking the business centres of Manchester & Leeds.

With its spacious layout and prime location, this property on Wakefield Road is a rare find. Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the life you could build in this wonderful and stunning residence.



Council Tax Band: H



ENTRANCE HALL

Impressive entrance hall with a bespoke oak and glazed staircase leading to the lower ground floor.

LOUNGE

25'1" x 15'3"

This light and spacious living room has a south facing balcony enjoying attractive views over the surrounding countryside.

MODERN FULLY FITTED KITCHEN

24'6" x 11'10"

Superb modern fully fitted kitchen with a wealth of quality fixtures and appliances

UTILITY ROOM

6'6" x 6'7"3" x 6'9"

With fitted units and plumbing for a washing machine

INTEGRAL DOUBLE GARAGE

19'10" x 17'7"

Spacious double garage with excellent storage facilities and electric up and over doors.

MASTER BEDROOM

15'1" x 13'10"

Spacious double bedroom with south facing balcony

DRESSING ROOM

9'3" x 6'9"

Walk in dressing room with plenty of hanging , shelves, and drawers

EN SUITE

Attractive modern en suite with 5 piece suite comprising twin wash basins, low flush wc, shower and stand alone bath

BEDROOM 2

11'10" x 9'10"

Double bedroom

BATHROOM

With modern 3 piece suite incorporating hand wash basin low flush WC and a panelled bath

STUDY

8'3" x 6'2"

DOWNSTAIRS KITCHEN

14'11" x 9'10"

Attractive and spacious modern kitchen with appliances

DOWNSTAIRS LIVING ROOM

15'1" x 11'8"

This second living room enjoys attractive garden views to the front

GARDEN ROOM

16'7" x 15'4"

This spacious garden room has a variety of uses and provides access to the landscaped gardens to the front and side of the property.

BEDROOM 4

15'1" x 11'1"

This fourth double bedroom provides a cosy room with views over the front garden

BEDROOM 3

15'8" x 11'5"

This attractive double bedroom has views over the front garden

EN SUITE

With modern three piece suite incorporating hand wash basin, low flush wc and a shower.

BEDROOM 6

15'10" x 9'3"

Double bedroom with window to the side elevation

EN SUITE

With modern three piece suite incorporating hand wash basin low flush wc and a corner shower cubicle,

BEDROOM 5

13'1" x 11'6"

This fifth bedroom has a window to the side elevation

EN SUITE

With modern three piece suite hand wash basin low flush wc and a panelled bath

BATHROOM

This family bathroom has a modern three piece suite incorporating a hand wash basin, low flush wc and a panelled bath

BOILER ROOM

GENERAL

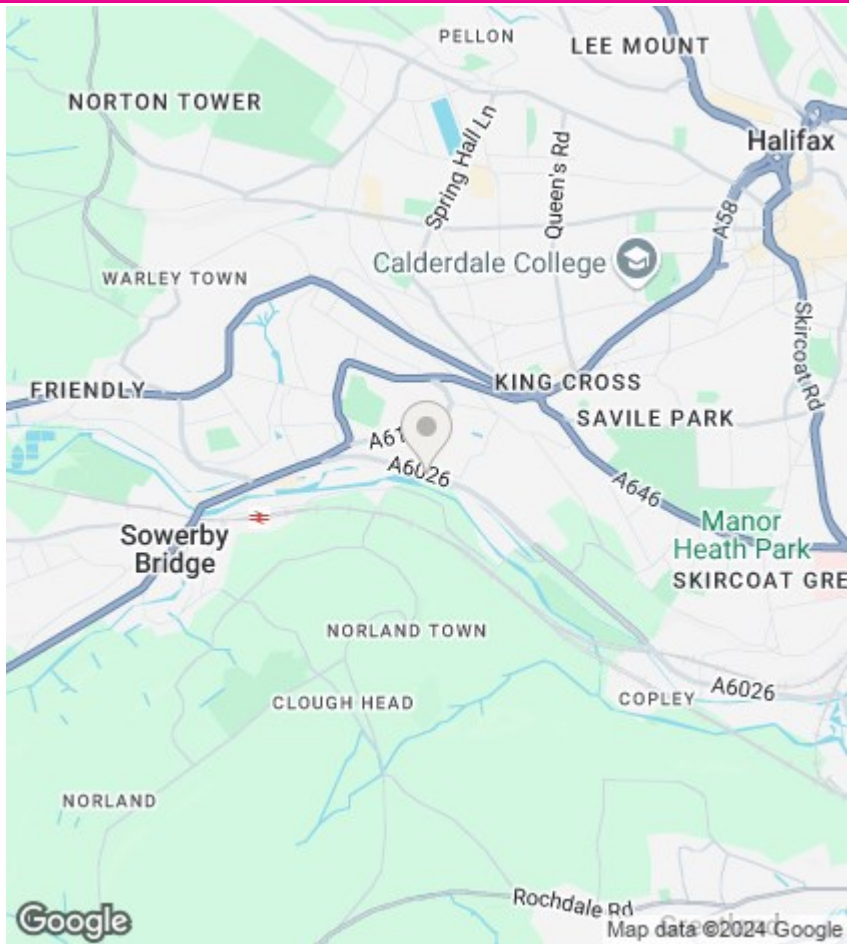
The property is Freehold and is in Council Tax Band H. It has the benefit of all mains services with the added benefit of uPVC double Glazing and gas central heating including under floor heating

EXTERNAL

The property is set in mature gardens and has the benefit of a drive leading to the double integral garage and provides parking for numerous vehicles. There is a large south facing balcony to the front and side which can be accessed from the Longie and master bedroom. The garden sweeps down to canal side and enjoys attractive views over the Norland hillside.







Directions

SAT NAV HX6 2AZ

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Lower Ground Floor

