







2 HIGHER BROCKWELL

SOWERBY BRIDGE | HX6 1BT

This spacious semi-detached property is located at the head of this popular residential area and stands in a large garden plot just a short walk from local amenities.

Historically the property was a former Police Sergeant's residence and is now a beautifully presented family home with well-planned accommodation arranged over two floors and including two reception rooms, a well-equipped kitchen, three bedrooms, bathroom and separate WC.

Externally there are mature and well-tended gardens extending around three sides of the property, including include level lawns, patios, a sunroom, timber potting shed, store, detached single garage and generous gated parking for several vehicles.



GROUND FLOOR

Entrance Hall
Sitting Room
Kitchen
Dining Room

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
WC

COUNCIL TAX

C

EPC RATING

TBC

INTERNAL

The property is entered via the front door into a spacious entrance hall with beautiful tiled floor, staircase rising to the first floor and understairs storage.

The spacious sitting room has a large window overlooking the front garden and features an ornate carved stone open fireplace. The unique kitchen benefits from underfloor heating and houses hand painted units with complementary work tops incorporating a 1 ½ bowl stainless steel sink, equipment includes a Neff oven with slide and hide door, five ring gas hob and integrated appliances include fridge, freezer and microwave. In addition there is plumbing for a washing machine and dishwasher and an external door gives access to the garden. The adjacent dining room benefits from French doors which open directly onto the patio.

The three bedrooms are all located on the first floor, two double and a large single. Bedroom 1 has built-in wardrobes with sliding doors and bedroom 3 benefits from hanging space, both rooms enjoy far-reaching views. The first floor accommodation is completed with a two-piece bathroom housing a bath with shower over and a separate WC.

EXTERNAL

A personal gate at the front of the property gives access to a footpath to the door, the front garden is low-maintenance having a pea-gravelled area bordered by mature shrubberies. A large level lawn lies to the side elevation and is surrounded by natural hedges and mature trees. The rear garden provides an al fresco entertaining space with a flagged patio, and a contrasting blue shale area leading to the timber summer house which benefits from light and power and has been utilised as a home office. In addition there is a timber potting shed and small store attached to the house as well as a single detached garage and extensive gated parking on the block paved and pea-gravelled driveway.

LOCATION

2 Higher Brockwell is located close to the residential village of Sowerby which is popular with both young families and retirees. The amenities include two village pubs, shops, primary and secondary schools and a church. The more extensive amenities of neighbouring Sowerby Bridge include a health centre, pharmacies, leisure centre, library, a variety of shops, pubs and restaurants and a mainline railway station. The M62 (J22) is within a 15-minute drive, and there is a regular public bus service to Sowerby Bridge and Halifax.

SERVICES

All mains services. Gas central heating, new boiler located in loft. Underfloor heating in kitchen.

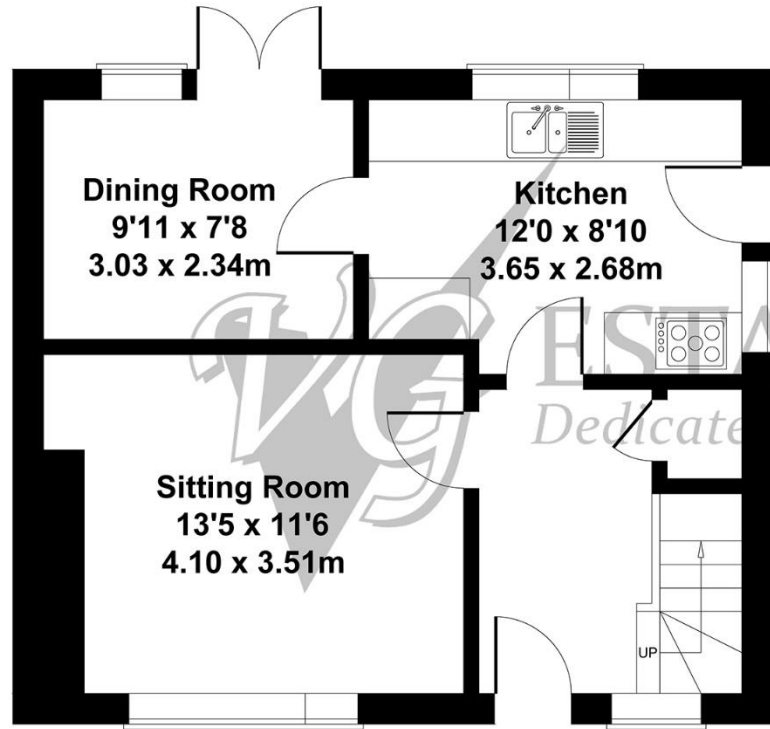
TENURE Freehold

DIRECTIONS

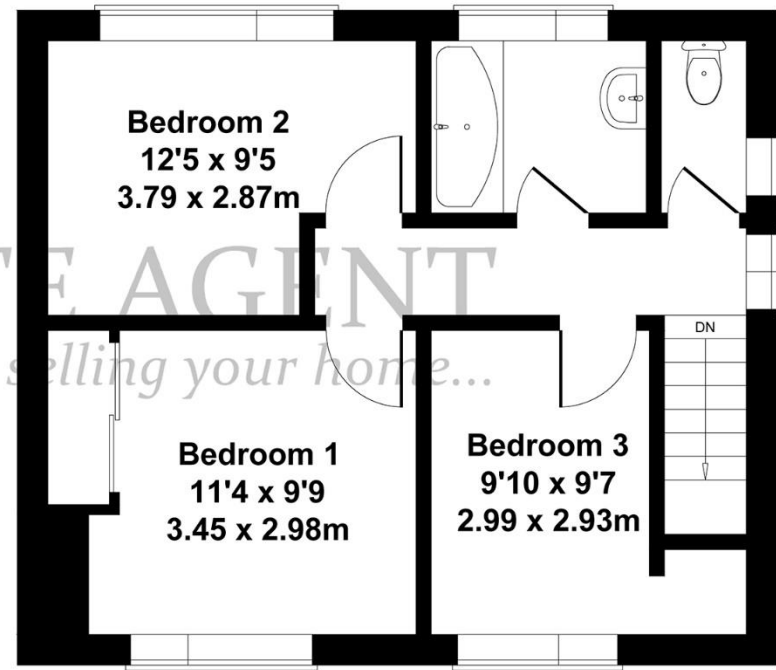
From Ripponden take the Halifax Road towards Sowerby Bridge and proceed through Triangle and on passing Woodlands on the left turn left into Lower Brockwell Lane (tall chimney) and into Haugh End Lane. At the junction bear left into Fore Lane and first left into St Peters Avenue. Turn left into Higher Brockwell and number 2 is the first property on the right hand side, identified by our For Sale board.



Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.