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3 BRECK WILLOWS

SOWERBY BRIDGE | HX6 1EH

This deceptively spacious detached property enjoys a quiet location in this popular residential area and stands in a large garden plot just a short walk from local amenities.

The property has recently been updated by the current owners to create a stylish home with modern features which include LED lighting, remote controlled blinds and new doors throughout. The accommodation is arranged over two levels with the main living accommodation on the first floor to take advantage of the fabulous views. There are three double bedrooms on the lower ground floor as well as a bathroom, study and well-appointed utility room.

Externally there are mature and well-tended gardens to front and rear as well as block paved parking in front of the integral garage.



GROUND FLOOR

Entrance Hall
Living Room
Kitchen
Cloakroom

LOWER GROUND FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Study
Utility Room

COUNCIL TAX

D

EPC RATING

D

INTERNAL

The property is entered via the new front door into a spacious entrance hall with a spacious two-piece cloakroom off.

The large living room enjoys fabulous views towards Norland and features a wall-mounted real-flame effect gas fire; an external glazed door opens onto the delightful terrace which overlooks the garden and hillside beyond. An archway leads through to the dining area and an open staircase gives access to the lower ground floor.

The thoughtfully planned kitchen features gloss wall and base units with complementary work surfaces incorporating a stylish black 1½ bowl sink. Equipment includes a Bosch double oven and induction hob with extractor hood over with integrated microwave, dishwasher, fridge, freezer and wine cooler. An external door gives access to the front garden.

The three bedrooms are all located on the lower ground floor, bedroom 1 is particularly spacious and benefits from a suite of fitted wardrobes. The bedrooms are complemented by a stylish four-piece bathroom housing a jacuzzi-style bath, shower cabin with massage jets and steam shower, WC and circular wash basin mounted on a timber vanity unit. There is a useful study on this level with door leading into the adjacent utility room which has a circular sink, plumbing for a washing machine and space for a dryer as well as an external door into the garden.

EXTERNAL

There is a block paved driveway leading to the single garage at the front of the property with new remote controlled door. Adjacent to the driveway is a level lawn with shrub borders enclosed by stone walls. A wrought iron gate gives access to steps leading down to the sheltered front garden which includes a large, level lawn bordered with mature conifers and shrubs and a smart sundeck which is the full width of the property, an ideal sunbathing and al fresco entertaining area. To the side of the property is a sheltered, stone-flagged patio, perfect for barbecues.

LOCATION

3 Breck Willows 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 utility room.

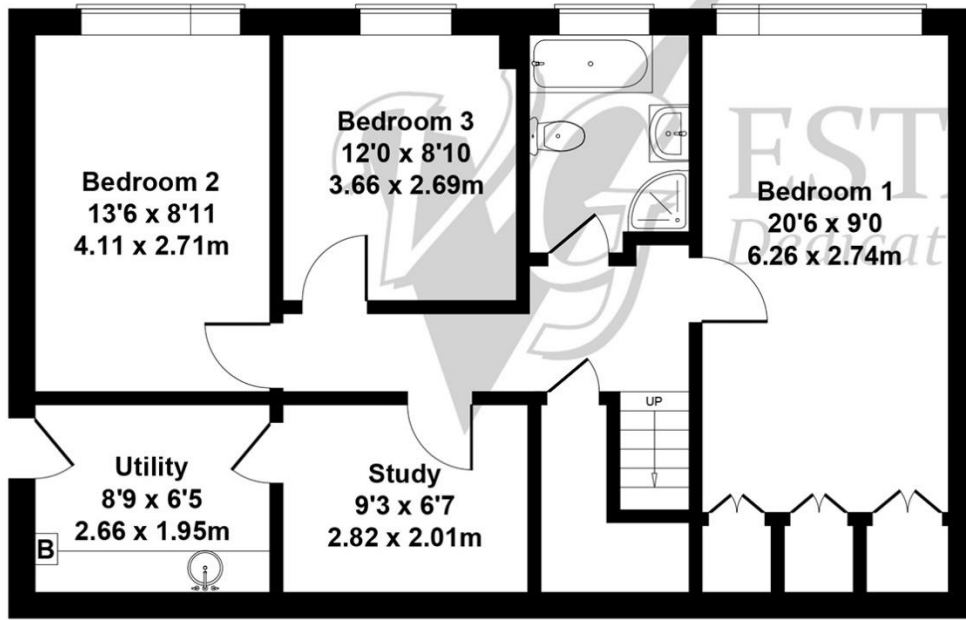
TENURE Freehold

DIRECTIONS

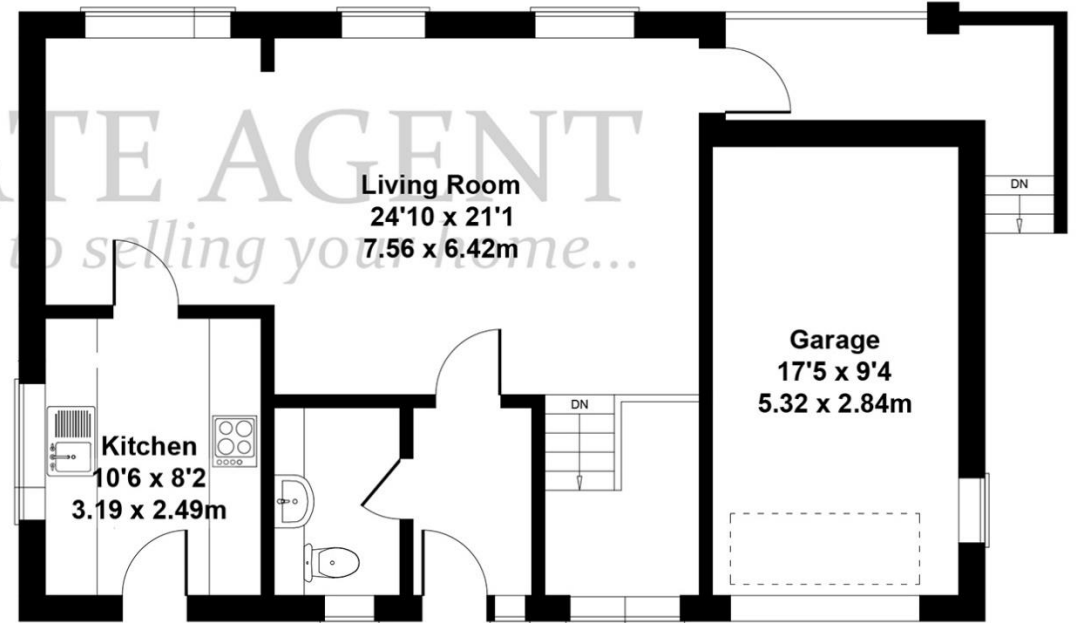
From Ripponden take the Halifax Road towards Sowerby Bridge and proceed through Triangle and on passing Woodlands on the left turn left into Lower Brockwell Lane (tall chimney) and into Haugh End Lane. At the junction bear left into Fore Lane and first left into St Peters Avenue. Turn left into Higher Brockwell and continue along here passing Breck Lea on the left and taking the next left into Breck Willows. Number 3 is on the left, identified by our For Sale board.



Approximate Gross Internal Area
1410 sq ft - 131 sq m



LOWER GROUND FLOOR



GROUND FLOOR





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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.