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28 HAUGH END LANE

SOWERBY BRIDGE | HX6 3BJ

Enjoying a pleasant elevated location above Sowerby Bridge with far-reaching views, this three-bedroom semi-detached property offers spacious accommodation with mature gardens, generous off road parking, a garage, and an open aspect to the front and rear.

The living space is arranged over two floors and briefly comprises a spacious sitting room, delightful conservatory, fitted kitchen, ground floor bathroom and first floor shower room.

The property is available with NO ONWARD CHAIN



GROUND FLOOR

Entrance Hall
Sitting Room
Conservatory
Dining Kitchen
Bathroom

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX

C

EPC RATING

C

INTERNAL

The property is entered into an entrance hall with staircase rising to the first floor.

The ground floor accommodation includes two reception rooms; a cosy sitting room with sliding doors opening into a heated conservatory with far-reaching views and direct access to the sun deck.

The spacious dining kitchen is fitted with base and wall units with complementary worktops. Equipment includes a single bowl sink, electric double oven with gas hob and extractor fan over with space for a fridge freezer and plumbing for a washing machine. Completing the ground floor accommodation is a three-piece bathroom comprising a bath, WC and wash basin housed in a fitted unit.

On the first floor are three bedrooms complemented by a three-piece shower room. Bedroom 1 has an adjacent walk-in wardrobe with clothes hanging rails. There is access to the loft via a drop-down ladder, the loft has a rooflight so could provide additional accommodation.

EXTERNAL

Outside, the property is accessed via a tarmac driveway which provides off road parking and leads to the detached single garage and parking area.

At the front of the property is a mature ornamental garden and a sun deck which can be accessed directly from the conservatory. At the rear is a level lawn garden with mature planted borders.

LOCATION

The extensive amenities of Sowerby Bridge are only minutes away and include a wide range of shops, pubs and restaurants, supermarket, health centre and leisure centre.

The M62 motorway is within 15 minutes drive affording easy access to the motorway network. There is a mainline railway station in Sowerby Bridge providing direct access to Manchester, Leeds and beyond.

SERVICES

All mains services. Gas central heating (boiler in kitchen), including two radiators in the conservatory and UPVC double glazing.

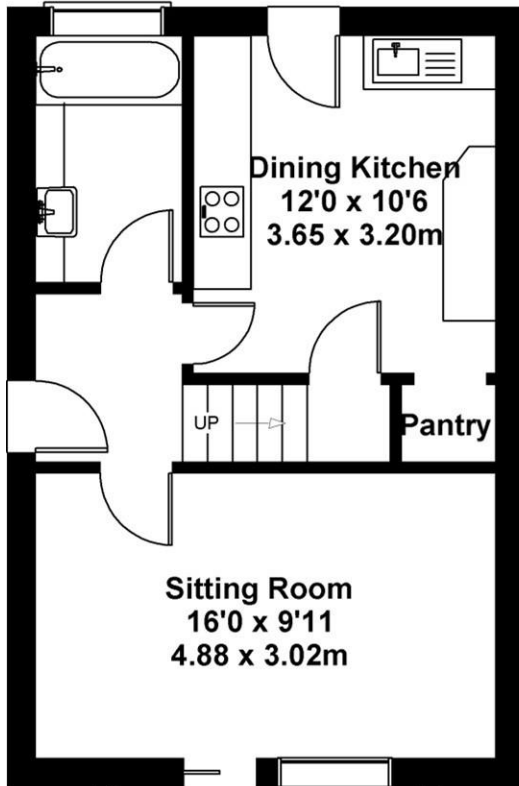
TENURE Freehold.

DIRECTIONS

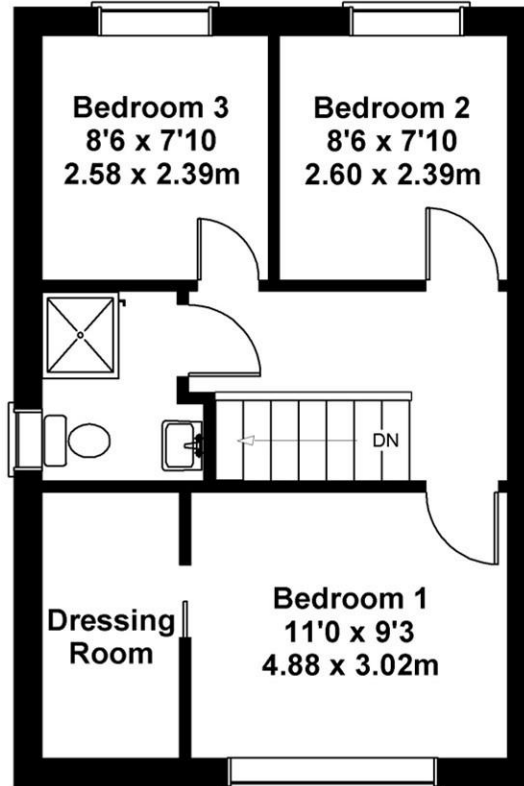
From Ripponden take the A58 Halifax Road towards Sowerby Bridge and after passing through Triangle turn left into Lower Brockwell Lane. Continue ahead into Haugh End Lane and the property can be found on the left hand side just before reaching Quarry Hill.



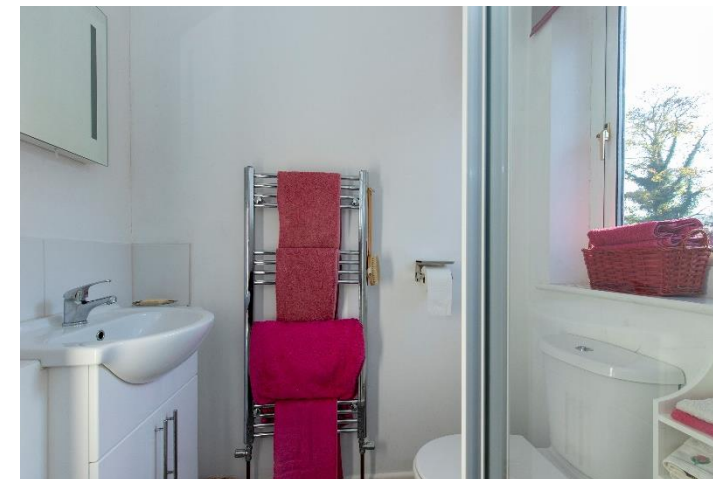
Approximate Gross Internal Area
920 sq ft - 85 sq m



GROUND FLOOR



FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

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.