







8 STONECROFT MOUNT

SOWERBY BRIDGE | HX6 2SB

This spacious family home is located on a quiet cul-de-sac and enjoys far-reaching views whilst still being a 10 minute walk from the extensive amenities in Sowerby Bridge.

Accommodation is arranged over three floors and includes two reception rooms, a breakfast kitchen, delightful garden room, a separate utility room, study, four double bedrooms, family bathroom, en-suite shower room and two cloakrooms.

In addition there is an integral double garage, generous parking and a fully-enclosed, south-facing garden over two levels with patio, sun decks and lawns.



GROUND FLOOR

Entrance Hall
Sitting Room
Study
Bedroom 3
Cloakroom
Integral Double Garage

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 4
House Bathroom

LOWER GROUND FLOOR

Breakfast Kitchen
Garden Room
Utility Room
Cloakroom

COUNCIL TAX

F

EPC RATING

C

INTERNAL

This spacious property is entered via the entrance hall with staircases leading to the ground and lower ground floors. Double doors open into the spacious sitting room which boasts twin French doors with Juliet balconies affording fabulous views towards Norland and there is a marble-effect fireplace housing a real-flame gas fire. Also, on this level, there is a study, double bedroom, two-piece cloakroom and access into the integral double garage that has twin remote controlled doors.

The smart breakfast kitchen is located on the lower ground floor and has been fitted with gloss base and wall units with granite worktops incorporating an undermounted sink; a large central island provides further storage and breakfast bar seating. Equipment includes a large Rangemaster Professional stove with gas hob, a Neff 'eye-level' oven, a large fridge-freezer and space for an integrated dishwasher; Pocket sliding doors open into the bright and airy garden room which has French doors leading out to the garden. Completing the lower ground floor accommodation is a spacious utility room with plumbing for a washing machine, space for a dryer and access to a two-piece cloakroom.

On the first floor there are three double bedrooms. Bedroom 1 benefits from the addition of a three-piece en-suite shower room and the first-floor accommodation is completed with a spacious four-piece family bathroom housing a bath, separate shower cubicle, WC and pedestal wash basin.

EXTERNAL

There is a block paved driveway in front of the garage and well-maintained lawn and shrub garden to the front of the property. The fully enclosed, south-facing rear garden is arranged over two levels and includes two large lawns, timber sun decks on each level, stone flagged patio and mature shrub borders, ideal for summer entertaining and relaxing.

LOCATION

Situated in this popular residential location, 8 Stonecroft Mount is conveniently located close to a wide range of local amenities in Sowerby Bridge, King Cross and Halifax, including a choice of junior and secondary schools, a wide range of food and drink establishments, supermarkets and a leisure centre.

There are mainline railway stations in nearby Sowerby Bridge and Halifax, and the M62 (J24 & J22) is within a 20-minute drive affording easy access to Leeds, Manchester and beyond.

SERVICES

All mains services, gas central heating with boiler located in garage.

TENURE

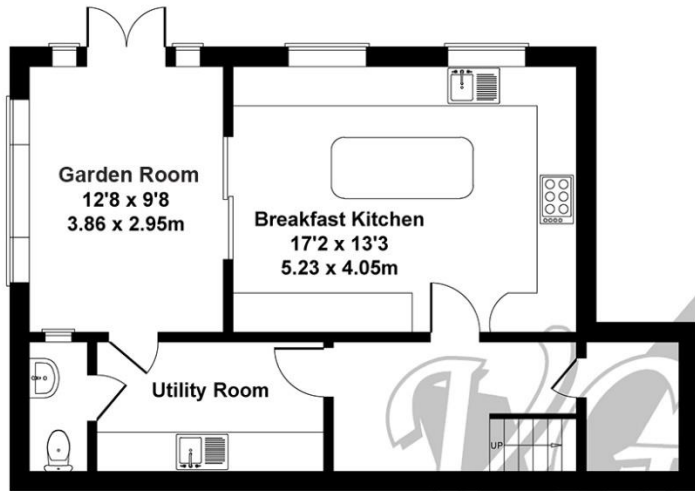
Freehold

DIRECTIONS

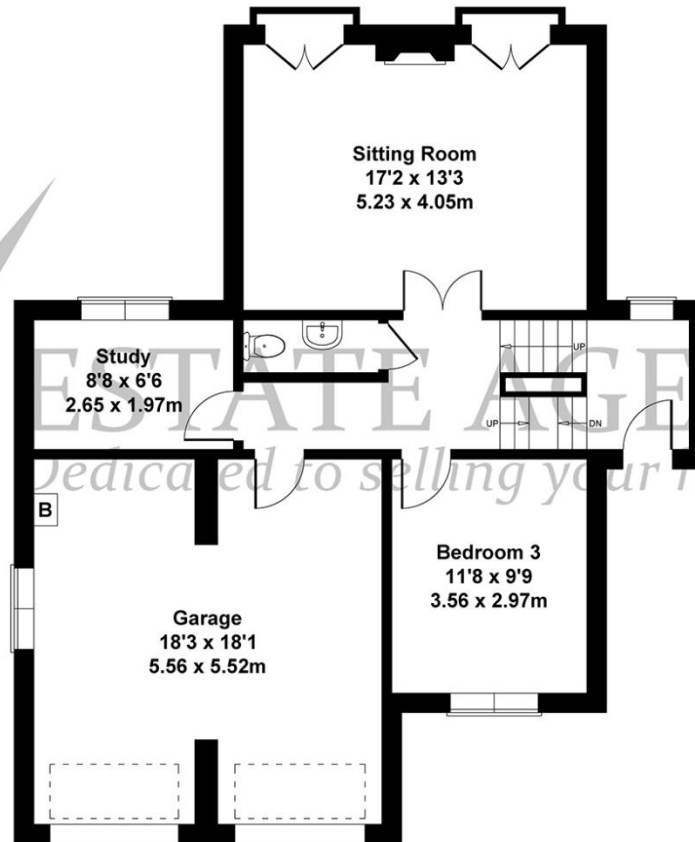
From Ripponden proceed on the A58 to Sowerby Bridge, continue on the A58 to Bolton Brow and turn left at the mini roundabout. Take the fourth left onto Willow Hall Lane and follow the road round to the right into Bairstow Lane, then take the fifth right turn into Stonecroft Mount and number 8 is on the right indicated by our For Sale board.



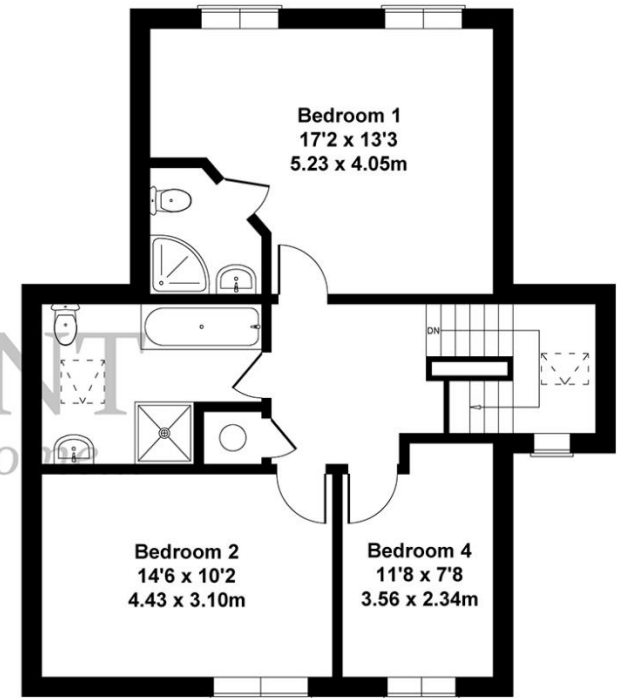
Approximate Gross Internal Area
2174 sq ft - 202 sq m



LOWER GROUND FLOOR



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.