



RESIDENTIAL



Rycliffe Bungalow Bright Street

Sowerby Bridge, HX6 2EU

Asking Price £360,000 Freehold





A quite exceptional detached stone built, inverted house design residence, set in a fabulous tucked away location with fantastic, panoramic views. Step inside this beautifully presented property which offers flexible accommodation including three bedrooms (one en-suite) and an additional fourth bedroom or reception/sitting room. A balcony enjoys the breath-taking countryside views and there is driveway parking, a double garage and a large private rear garden.

Location

Enjoying a pleasant position on Bright Street, located just off the A6139 / Tuel Lane, just a short distance from all the local amenities of Sowerby Bridge including the railway station and both primary and secondary schools.

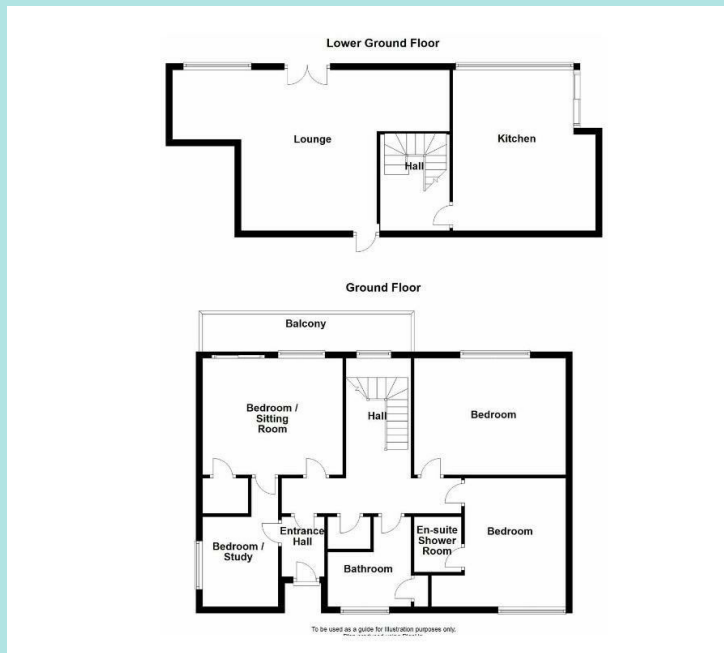
Accommodation

There is a recessed entrance porch and an entrance hallway. Sitting Room/Bedroom 4 (4.27m x 3.51m) A delightful light and airy room with far reaching views across the valley. This room enjoys French doors which open onto the balcony and amazing outlook, and is currently utilised as a sitting room but could also be used as a bedroom. Study/Bedroom 3 (2.74m x 2.31m) Based at the rear of the property and being of a good size, with laminate flooring and radiator.

An inner hall gives access to the lower ground rooms with a large under house storage area. Bedroom 1 (3.96m x 3.43m) is a spacious double bedroom which offers far reaching views, laminate flooring and central heating radiator. There is a range of built in robes with sliding doors. Bedroom 2 (4.01m x 2.95m) is another spacious double with laminate flooring and access to the en-suite with white three piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle with shower attachment. Tiled walls and flooring, heated ladder towel rail and expel air unit. The fully tiled house bathroom enjoys a modern four piece white suite comprising: low flush WC, wash hand basin with mirror above, corner shower cubicle with direct water shower and a panelled bath, finished off with chrome attachments. With built in storage cupboard, ladder heated towel rail and expel air unit.

A switchback staircase with a spindle balustrade and uPVC window allowing lots of natural light into this impressive area. There is a radiator and laminate flooring to the landing area with a dado rail in place. This staircase takes you down to the main living quarters of this unique property. Breakfast kitchen (4.91m x 4.37m) A most delightful, light and airy breakfast kitchen that is very spacious offering a range of matching wall and base units surmounted with complimentary marble work tops and tiled splash surrounds with an inset deep stainless steel sink and mixer tap. There is free standing range cooker in a striking burgundy red finish and overhead stainless steel finish extractor hood. Plumbing for auto washer and dishwasher. Under pelmet lighting and some of the upper units are finished with glass frontage. There is tiled flooring throughout this area and the breakfast dining area is within a uPVC built conservatory creating lots of natural light, views over the garden and panoramic views of the country side. Two doors give access out onto the gardens. Lounge/Dining Room (5.15m x 4.1m) with the narrowest point being 5.15m x 8.15m. This T shaped striking room offers floor to ceiling windows and French doors to take in the panoramic views. The room offers a gas coal effect fire set into the wall, central heating radiators and laminate flooring. There is a specific area for dining and a further area that could be a storage/play area.

Externally: stepped access leads from the roadside to the front of the property with a hand rail and lighting in place. A generous sized, sweeping tiered rear garden offers lawns, flower beds, shrubs and trees, and is extremely private. Large balcony finished with wrought iron fencing running the whole width of the property, is fabulous for taking in the countryside panoramic views on offer. A driveway provides parking and leads to the double garage (16'6" x 15'0") with remote access via up/over door, storage, lighting and sockets. A further driveway provides parking for a least two vehicles.



Council tax band: E
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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