



5 Hill Park Mount, Sowerby Bridge, HX6 3JB
Offers Over £230,000

bramleys



NO UPPER CHAIN

This stone built double fronted end terrace property offers generous 3 bedroomed accommodation and is situated in this highly desirable semi-rural location in Sowerby Bridge. Enjoying panoramic views to the front across the valley, the property benefits from uPVC double glazing and gas fired central heating. The property does require some updating which has been reflected in the asking price. Accommodation comprises 2 generous reception rooms to the ground floor with a separate kitchen, and there are 3 bedrooms and family bathroom to the first floor. Externally, there are extensive mature gardens to both the front and rear as well as a shared driveway to the side, with potential to create parking to the front. A personal inspection is highly recommended to appreciate the potential this property has to offer. The property is ideally situated for access to the M62 motorway network making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Energy Rating: TBA

GROUND FLOOR:

Enter the property via a timber external door into:-

Entrance Hall

Where there is panelling to the walls with dado rail and staircase elevating to the first floor.

Lounge

16'1" x 12'2" max (4.90m x 3.71m max)

This spacious lounge has a marble fireplace, picture rail, 2 central heating radiators and uPVC windows to both front and rear elevations showcasing far reaching views to the front.

Dining Room

12'4" x 10'10" (3.76m x 3.30m)

Another good sized reception room with picture rail, a central heating radiator, a traditional living flame coal effect gas fire inset to a tiled fireplace with timber surround and uPVC window.

Kitchen

10'10" x 7'6" (3.30m x 2.29m)

Fitted with a range of matching wall and base units with lighting beneath, lit glass fronted display unit and working surfaces and a 1.5 bowl asterite sink with side drainer and mixer tap. Integral appliances include a Whirlpool glass ceramic hob with fast boil

cooking zone, electric oven beneath and extractor, a fridge freezer and space and plumbing for a washing machine. There are also inset spotlights to the ceiling, a central heating radiator, 2 uPVC windows overlooking the rear garden and access to a rear lobby with a useful under stair store and uPVC external door leading out onto the rear garden.

FIRST FLOOR:

Landing

There is a loft access point and uPVC window to the rear.

Master Bedroom

12'3" x 10'22" max (3.73m x 3.05m max)

This generous master bedroom enjoys beautiful views to the front across the valley and has a picture rail, central heating radiator, uPVC window and built-in wardrobe.

Bedroom 2

12'2" x 10'11" (3.71m x 3.33m)

Enjoying panoramic views to the front and having a picture rail, central heating radiator, uPVC window, a decorative cast iron fireplace and built-in storage cupboard.

Bedroom 3

7'6" x 9'1" max (2.29m x 2.77m max)

There is a uPVC window benefitting from rear views over the garden, picture rail and a central heating radiator.





TENURE:

Freehold

COUNCIL TAX BAND:

Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS

Please call our office to book a viewing:-

Elland/Halifax Properties: 01422 374811

Bathroom

Having part tiling to the walls and furnished in a 3 piece honey coloured suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with thermostatic shower over. There is also a cupboard housing the central heating boiler, a central heating radiator and a uPVC window.

OUTSIDE:

To the front there is an area of garden with shared driveway to the side and across the access road is a private larger garden area - a tranquil place with tiered lawns, apple trees, shrubs, and mature trees.

To the rear is a terraced garden with tiered lawns, a rockery, and a variety of shrubs and trees.

There is also a timber shed in the yard area to the rear.

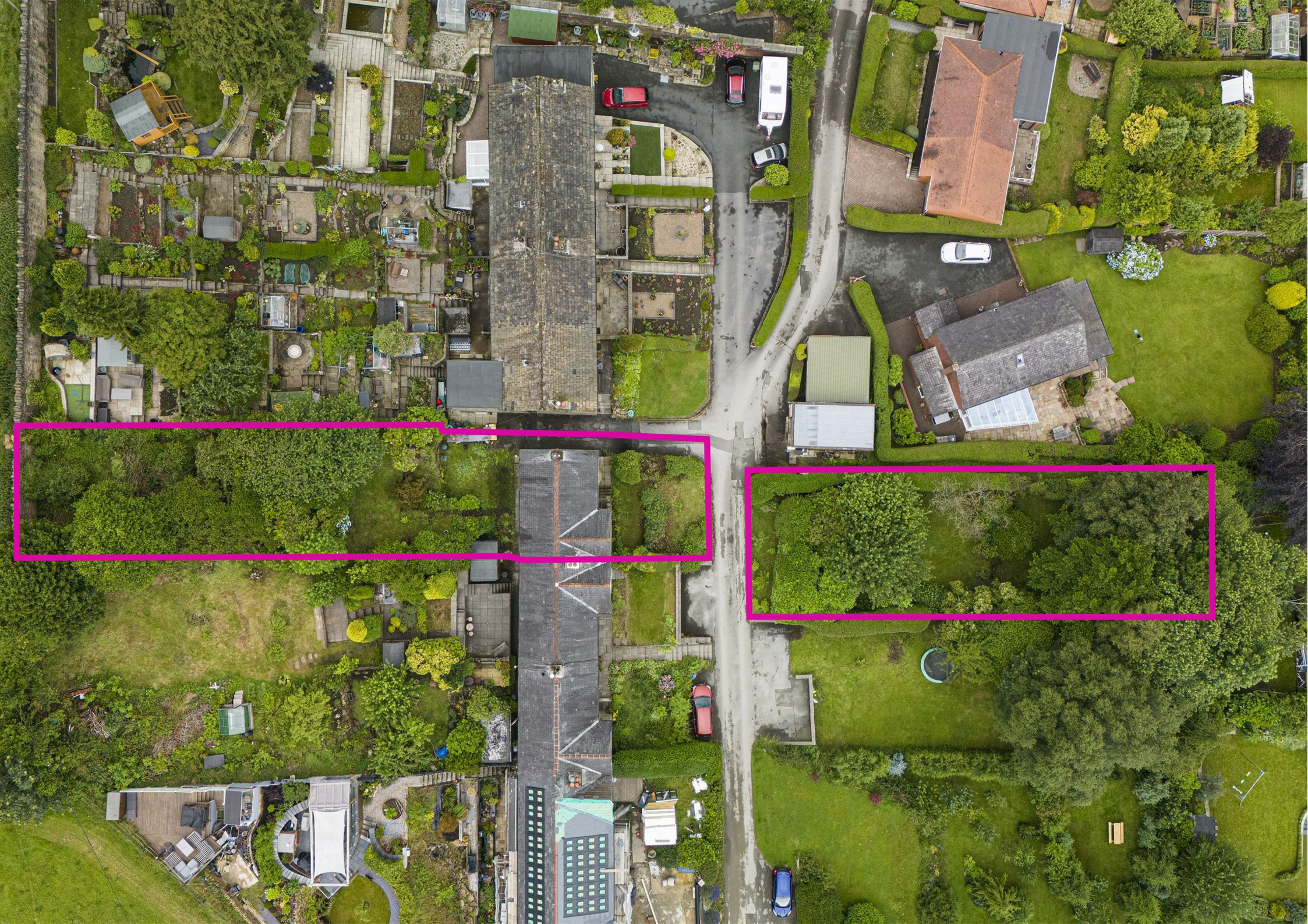
BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

From the centre of Sowerby Bridge, travel out on Victoria Road passing through Triangle which then becomes Halifax Road heading towards Ripponden. Turn right onto Kebroyd Lane and continue up the hill bearing right at the bend. Shortly after, take a sharp left onto Kebroyd Mount and continue along the lane and as the road opens up, Hill Park Mount can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

