

MARSH & MARSH PROPERTIES

3 Sowerby Croft, Norland, Sowerby Bridge, HX6 3QS

£250,000



****ATTENTION ALL FIRST TIME BUYERS & PROFESSIONAL COUPLES**** A charming and spacious TWO DOUBLE BEDROOM cottage situated in the highly sought-after rural village of Norland. Enjoying a picturesque setting surrounded by open countryside, this delightful home is perfectly placed for scenic walks as well as local amenities and highly regarded schools. Bursting with character and original features throughout, including exposed stonework, ceiling beams and a multi-fuel stove, this beautifully presented home seamlessly blends traditional charm with modern comforts. This property is ideal for those seeking a characterful home in a desirable village location. In brief, on the ground floor you will find a characterful lounge, dining kitchen, bathroom and utility room. Upstairs is a landing, two double bedrooms and loft access. Externally, there is a low-maintenance yard to the front of the property. An internal inspection is strongly advised to fully appreciate the charm and character this wonderful home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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LIVING ROOM 6.4 x 5.4m (21'1 x 17'8)



A spacious and characterful lounge featuring a multi-fuel stove set within a stone fireplace with an oak mantel, exposed ceiling beams, exposed

timber features, traditional radiators and an exposed stone doorway leading into the kitchen. The entrance area benefits from wood-effect flooring, whilst the room is completed by UPVC double-glazed mullion windows with exposed stone sills and a solid oak front door.



DINING KITCHEN 4.8 x 6.6m (15'8 x 21'9)



A fitted dining kitchen with wall and base units incorporating a sink with chrome mixer tap and splashback tiling. Integrated appliances include an under-counter fridge and freezer, together with a built-in oven, induction hob and Smeg extractor fan. Full of character, the room features exposed ceiling beams, decorative wall panelling and an exposed stone doorway leading back into the

lounge. The dining area is positioned on a lower level with wood-effect laminate flooring, a traditional radiator and a UPVC window enjoying attractive hillside views.



INNER HALL

An inner hall with a traditional radiator providing access from the dining area to the bathroom and utility room.

BATHROOM 2.4 x 1.8m (7'10 x 5'10)



A three-piece bathroom suite comprising a bathtub with rainfall and handheld shower above, pedestal sink and low flush toilet. Additional features include tiled flooring, partially tiled walls, a chrome towel radiator, ceiling spotlights,

extractor fan, UPVC window and a wooden door with decorative ironmongery.

UTILITY



A useful utility room fitted with a worktop and space and plumbing for a washing machine. The room also houses the combination boiler and benefits from shelving, ceiling spotlights and a UPVC window.

LANDING

A landing providing access to both bedrooms.

BEDROOM ONE 5.9 x 3.0m (19'6 x 9'8)



A spacious double bedroom featuring decorative wall panelling, two large wardrobes providing

excellent storage, exposed ceiling beams, a radiator and charming UPVC double-glazed mullion windows. Loft access is available via a pull-down ladder.

BEDROOM TWO 4.3 x 2.5m (14'1 x 8'0)



A double bedroom with a radiator and a UPVC window enjoying lovely hillside views, including views towards Wainhouse Tower.

EXTERNAL



To the front of the property is a low-maintenance yard with artificial grass and a Yorkshire stone flagged pathway leading to the front entrance.

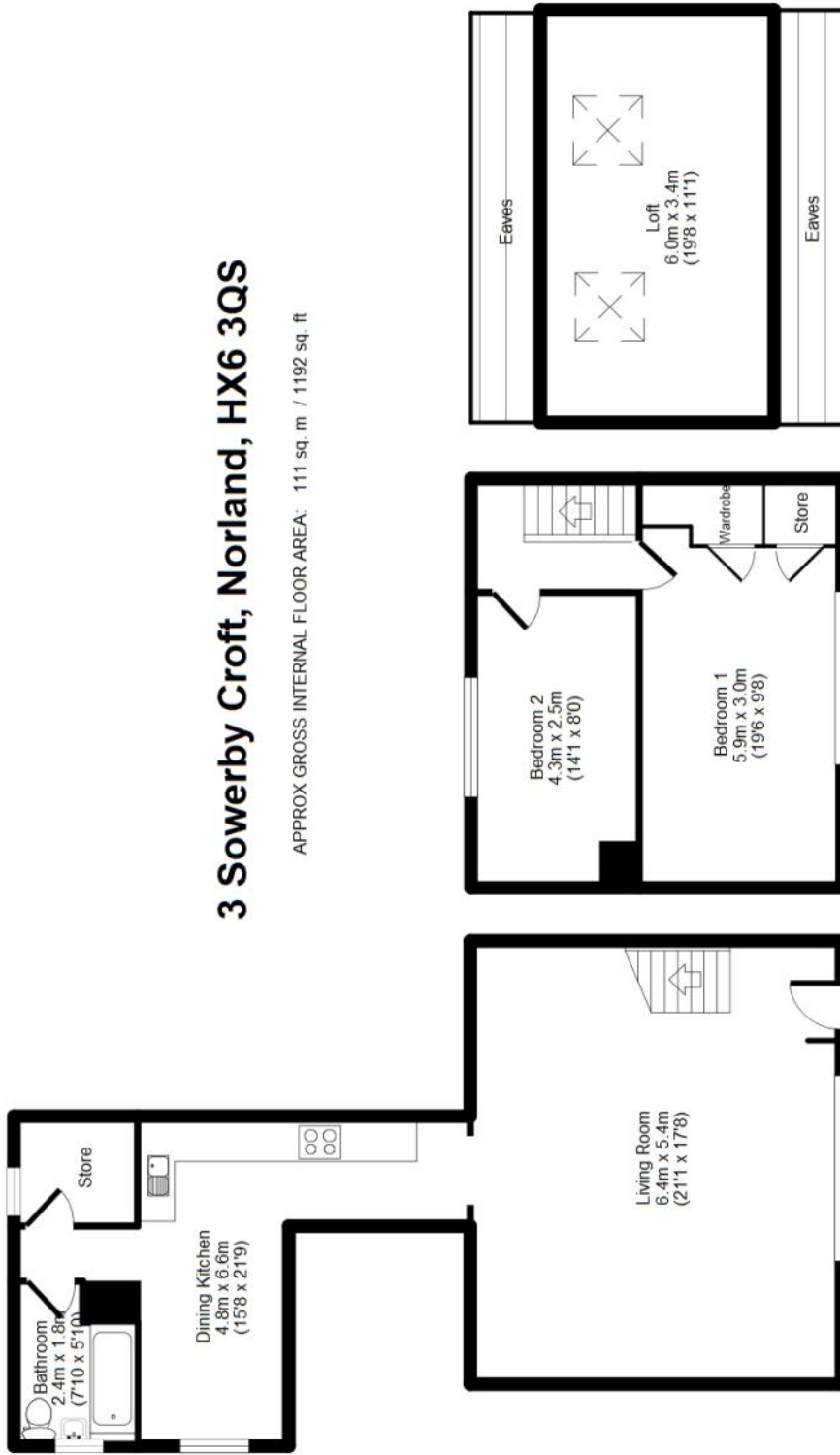
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APPROX GROSS INTERNAL FLOOR AREA: 111 sq. m / 1192 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
Floor Plan measurements are approximate and are for illustrative purposes only.
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