



14 Bairstow Lane, Sowerby Bridge, HX6 2TA

Offers In The Region Of £450,000

- : Modern Detached Family Home
- : 2 Bathrooms
- : Downstairs Cloakroom
- : Spacious Lounge
- : Realistically Priced
- : 4 Bedrooms
- : Spacious Integral Garage
- : Modern Fully Fitted Dining Kitchen
- : Desirable Residential Location
- : Viewing Strongly Recommended

14 Bairstow Lane, Sowerby Bridge HX6 2TA

Situated in this highly desirable and much sought-after residential location lies this spacious four-bedroom detached family home, providing attractive and generously proportioned accommodation.

The property briefly comprises an entrance hall, modern fully fitted dining kitchen, spacious lounge, downstairs cloakroom, four bedrooms (master with en-suite shower room), family bathroom, large integral garage, gardens and driveway. The property also has the benefit of UPVC double glazing and gas central heating.

The property provides excellent access to Sowerby Bridge and Halifax town centre, together with easy access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase a detached residence in this sought-after location and, as such, an early appointment to view in order to avoid disappointment is strongly recommended.



Council Tax Band: E



ENTRANCE HALL

With UPVC double glazed entrance door with window to the side and a further uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the entrance hall a door opens into the:

DINING KITCHEN

11'8" x 20'11"

KITCHEN AREA

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap. Belling multi-fuel cooking range with extractor in stainless steel canopy above, integrated fridge freezer and dishwasher. The kitchen is tiled around the work surfaces with complementary colour scheme to the remaining walls and a tiled floor. Inset spotlight fittings to the ceiling and UPVC double glazed window to the side elevation.

DINING AREA

With UPVC double glazed French doors opening onto the rear elevation together with a further UPVC double glazed window to the side elevation, providing this room with a light and spacious aspect. Inset spotlight fittings to the ceiling, one double radiator and tiled floor.

From the entrance hall a door opens into the:

LOUNGE

19'8" x 13'8"

This spacious lounge has UPVC double glazed sliding patio doors opening onto a south-facing balcony together with a further UPVC double glazed window to the side elevation, providing this room with a light and spacious aspect.

To one corner of the room is a built-in coal-effect living flame gas stove standing on a matching hearth. One double radiator, TV point and fitted carpet.

From the entrance hall a door opens into the:

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite incorporating wash hand basin set into a vanity unit with mixer tap and low flush WC. The cloakroom is half tiled with complementary colour scheme to the remaining walls. UPVC double glazed window to the side elevation, chrome heated towel radiator, extractor fan and matching tiled floor.

From the entrance hall a spindle staircase with fitted carpet leads to the:

FIRST FLOOR LANDING

With access to the loft, UPVC double glazed window to the front elevation and fitted carpet.

From the landing a door opens into:

BEDROOM THREE

14'1" x 11'6"

This third double bedroom has a UPVC double glazed window to the side elevation, one double radiator and fitted carpet.

From the landing a door opens into:

BEDROOM TWO

12'7" x 11'8"

This second double bedroom has a UPVC double glazed window to the rear elevation enjoying attractive views, one double radiator and fitted carpet.

From the landing a door opens into the:

BATHROOM

With modern white three-piece suite incorporating pedestal wash hand basin, low flush WC and panelled bath with shower unit. The bathroom is fully tiled, including the floor, and has inset spotlight fittings to a panelled ceiling, UPVC double glazed window to the rear elevation and a chrome heated towel rail/radiator.

From the landing a door opens into:

BEDROOM ONE

11'6" x 14'1"

This double bedroom UPVC double glazed French doors opening onto a Juliet balcony enjoying open views, together with a further UPVC double glazed window to the side elevation, providing this room with a light and spacious aspect. One double radiator and fitted carpet.

From the bedroom a door opens into the:

EN-SUITE SHOWER ROOM

With modern white three-piece suite incorporating pedestal wash hand basin, low flush WC and fully tiled shower cubicle with shower unit. The en-suite is fully tiled, including the floor, and has a chrome heated towel rail/radiator and inset spotlight fittings to the ceiling.

From the landing a door opens into:

BEDROOM FOUR

6'8" x 6'1"

This single bedroom has a UPVC double glazed window to the side elevation, one double radiator and fitted carpet.

From the entrance hall stairs lead down to a door which opens into the:

INTEGRAL GARAGE

22'0" maximum, narrowing to 20'9" x 20'5"

A particularly large integral garage with electric up-and-over door, power and light. The garage is also plumbed for an automatic washing machine.

GENERAL

The property is constructed of stone and has the benefit of all mains services of gas, water and electric with gas central heating and uPVC double glazing. The property is freehold and is in council tax band E

EXTERNAL

To the front of the property there is a garden with steps leading down to the front door. To the side of the property there is a tarmac drive providing off road parking which continues to the rear of the property and provides access to the integral garage. The next door property have a right of way over part of the drive.



Directions

SAT NAV HX6 2TA

Viewings

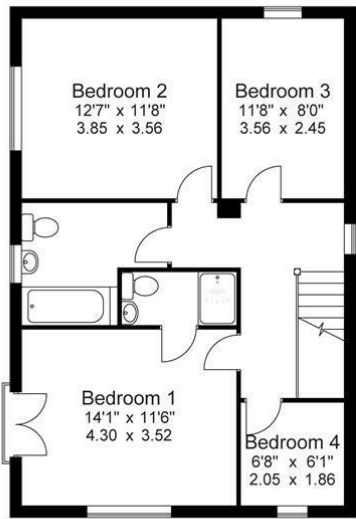
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

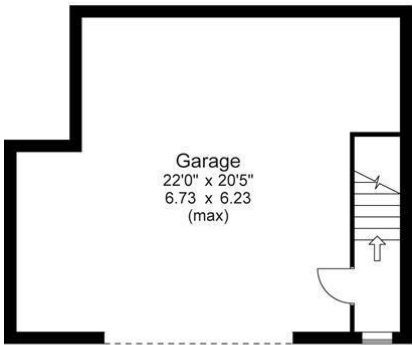
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	87
England & Wales		
EU Directive 2002/91/EC		

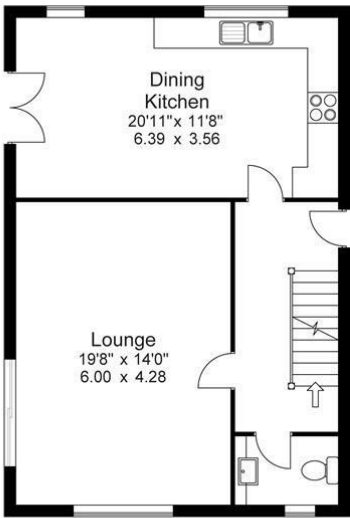
Approx Gross Floor Area = 1808 Sq. Feet
= 168.0 Sq. Metres



First Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.