



1 Height Green, Sowerby Bridge, HX6 2EP  
£175,000

**bramleys**



This charming stone-built, three-storey, three-bedroom semi-detached residence presents a wonderful opportunity and provides a blank canvas for a purchaser to tailor to their own taste, a distinctive and highly adaptable layout, perfectly suited to discerning families seeking flexible living. The property includes a loft room with potential (subject to the necessary consents) to convert fully into a fourth bedroom or home office, providing scope to expand the living space further. The lower ground floor is designed as a self-contained suite with its own bedroom/reception room, kitchenette, wet room, and dressing room, making it ideal for independent living for a relative, teenager, or guest accommodation. Set just moments from Sowerby Bridge and its excellent array of shops, schools, and commuter links, Combined with far-reaching views to the rear and landscaped terraced gardens, this property presents a fantastic opportunity for buyers wishing to make a home their own.

Energy Rating: D

## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Vestibule

With further door leading through to the kitchen.

### Dining Kitchen

14'5" x 12'0" (4.39m x 3.66m)

This spacious dining kitchen is fitted with a range of wall and base units, with laminate work surfaces and tiled splashbacks. There is a 1.5 bowl stainless steel sink with side drainer and mixer tap. Built into the kitchen is a 4 ring gas hob with built-in extractor and double oven. With space and plumbing for a dishwasher and fridge freezer, with 2 central heating radiators and a uPVC window to the front elevation. There are also inset ceiling spotlights, a door provides access to the lower ground floor and a further staircase rises to the first floor. Another door provides access to the lounge.

### Lounge

14'4" x 11'10" (4.37m x 3.61m)

This good sized lounge has 2 uPVC double glazed windows to the rear, which enjoy far reaching views. There is also wood effect laminate flooring, a central heating radiator, picture rail décor and tiled fireplace with timber surround and inset fire.

## LOWER GROUND FLOOR:

### Bedroom

13'10" x 13'4" (4.22m x 4.06m)

This spacious bedroom could also provide an additional reception room (dependant upon requirements). Fitted with timber flooring with underfloor heating, and a gas fire set to a tiled backdrop with stone hearth and timber surround. There is also picture rail décor, ceiling coving, a uPVC window and French doors leading out to the rear garden.

### Kitchenette

7'7" x 8'9" max (2.31m x 2.67m max)

The kitchenette is fitted with an extensive range of matching wall and base units, with granite working surfaces and a Belfast sink. There are display cabinets, space for a fridge freezer and further space for a microwave. Having a tiled floor and inset ceiling spotlights, this room also has underfloor heating.

### Dressing Room

5'6" x 11'8" (1.68m x 3.56m)

Fitted with a range of hanging and shelving space, with storage cupboards. This space offers a variety of uses including a home office (if required).

### Wet Room

Being fully tiled to both the walls and floor. There is a low flush WC and wash hand basin which is set to vanity storage, with an electric shower, inset ceiling spotlights and a chrome ladder style heated towel rail.

## FIRST FLOOR:

### Landing

### Bedroom

14'5" x 11'9" (4.39m x 3.58m)

A bright and spacious double bedroom which is positioned to the rear of the property. With a uPVC double glazed window which takes full advantage of the spectacular far reaching views, there is also a central heating radiator, decorative fireplace, picture rail décor and ceiling coving.

### Bedroom

7'2" x 9'3" (2.18m x 2.82m)

A good sized second bedroom which has a central heating radiator and uPVC window to the front. There is also ceiling coving and picture rail décor.





### Bathroom

Furnished with a 4 piece white suite incorporating a low flush WC, pedestal wash hand basin, corner shower unit with thermostatic mixer shower, and a panelled bath. There are fully tiled walls, a central heating radiator and uPVC window.

### Utility Room

4'1" x 5'7" max (1.24m x 1.70m max)

Fitted with a base unit, space and plumbing for a washing machine, work surface, inset stainless steel sink unit with mixer tap, central heating radiator, houses the central heating boiler and has a uPVC window to the side. A ceiling hatch with pull down ladder provides access to the loft.

### OUTSIDE:

To the rear of the property there is a terraced garden which enjoys fantastic views across the valley. It is predominantly paved with raised flowerbed borders and pond.

### 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:

Leave Elland via Halifax Road (A629) and continue along the bypass. At the traffic lights bear left on to Stainland Road, towards Sowerby Bridge. Follow Wakefield Road (A6026) all the way to Sowerby Bridge centre, bear left at the traffic lights and continue to the crossroads. Bear right into Tuel Lane and continue up the hill. Shortly after passing the junction at Hollings Lane, Height Green can be found on the left hand side, with the subject property also being found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX 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 on 01422 374811.

### Loft

16 x 9 8 (4.88m x 2.74m 2.44m)

Accessed via a pull-down ladder, featuring under-eaves storage, an exposed brick chimney breast, and a skylight window that fills the area with natural light. Beyond its current practicality, the space offers exciting potential for a full loft conversion, subject to the necessary consents, creating the opportunity to add further to the accommodation.







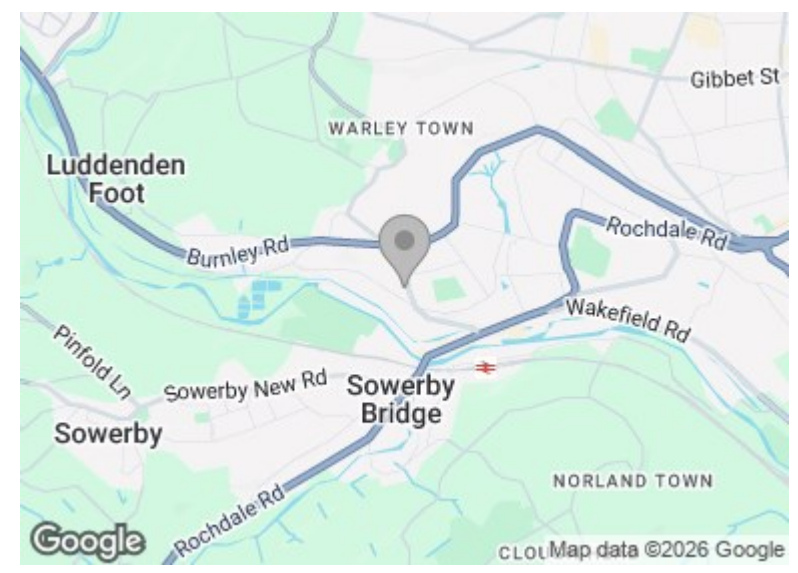
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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:

- 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.
- 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

