

MARSH & MARSH PROPERTIES

20 Woodroyd Gardens, Luddenden Foot, Sowerby Bridge, HX2 6BG

£210,000



First time buyers, small families or professional couples will certainly find this property of special interest. Nestled down Woodroyd Gardens, benefitting from charming woodland views to the rear elevation, and situated on a quiet cul-de-sac is this two bedroomed terraced property. At the front of the property is a private driveway for a car that is situated over a lower patio garden area. To the rear are the beautifully presented, multi-tier south-facing lawned, decked and patio gardens, all benefitting from the woodland backdrop, creating the ideal place to sit out and relax or children and pets to play.

Internally the property is well presented, with a modern style and décor throughout. Offering a surprising amount of space with its well-appointed kitchen, spacious living room, two good sized bedrooms, loft room that makes an ideal occasional bedroom with access from bedroom two and house bathroom. The cellar to the property also has the potential to be converted to a usable space as neighbours have done previously.

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

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The property is ideally positioned, being just a short distance from both Halifax and on the outskirts of Sowerby Bridge. Its close proximity to Halifax and Sowerby Bridge train stations means the property benefits from excellent train connections, including access to the Grand Central train service. The property benefits from fantastic bus services to Todmorden and Halifax. There are good primary and secondary schools both within a short distance of the property and a short drive away from the "outstanding" rated Crossley Heath Grammar School.

Owing to the fantastic features on offer with this charming and well positioned property, an appointment to view is essential in order to fully appreciate what is on offer.

From the front of the property a uPVC double glazed door opens into the

DINING KITCHEN



A welcoming reception as you step inside, the dining kitchen offers a highly functional space. To one side of the room there is space for a small dining table, opposite to the "U" shaped laminated work surfaces, all with either over or

under counter cupboards and drawers, offering ample storage space. With an integrated hob, integrated oven, stainless steel extractor hood, double radiator, fitted washing machine, fitted dishwasher, splashback tiling, vinyl flooring, two uPVC double glazed windows to the front elevation, ceiling inset spotlights, space for a fridge/freezer and a porcelain sink with a stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM



A rather spacious living room that is bathed in natural light owing to the large uPVC double

glazed windows to the rear elevation overlooking the gardens. A gas fireplace, set on a granite hearth and with wooden mantelpiece, creates the ideal focal point for the whole room. With wooden floor, central light fitting, cornice to ceiling, double radiator and television access point.



From the living room a wooden door opens into the

HALLWAY

With a carpeted floor, wall mounted coat hooks, single radiator and central light fitting. The hallway offers access to the rear garden via a uPVC double glazed door from the hallway.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. A set of bulk head cupboard offers

ample additional storage space. A large uPVC double glazed window to the rear elevation offers a fantastic view over the gardens into the woodland beyond. With a wood laminate floor, ceiling inset spotlights and a single radiator.



BEDROOM 2



A generous second bedroom that could accommodate a double bed. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



From bedroom 2 a wooden staircase leads up to the

LOFT ROOM



A fantastic addition to the property, the loft room would be the ideal occasional bedroom, playroom or even as a work from home office space. The loft room is carpeted and has omni-directional ceiling spotlights. A Velux window offers charming rooftop views to the rear elevation.

From the landing a wooden door opens into the

BATHROOM



A well-presented and laid out house bathroom that features a panel bath, over bath shower, glass splashguard, tiled floor, tiled splashbacks, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights, pedestal washbasin, close coupled toilet and a stainless steel towel radiator.

GARDENS



To the rear of the property is a beautifully presented, multi-tier garden, featuring patio seating area, decked seating area, lawned section

and a lower patio garden, all enclosed by a wooden fence and benefitting from a south-facing orientation. The ideal place to sit out and relax, enjoy a barbeque or for children and pets to play.



PARKING

To the front of the property is a tarmac private driveway offering space for a car.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///flop.duties.types

Google Plus Code: P37F+9V3 Halifax

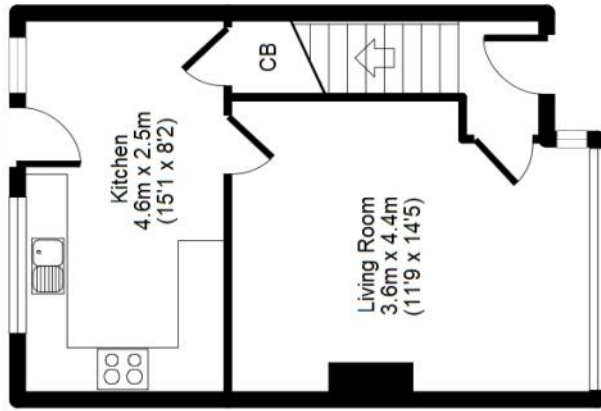
For sat nav users the postcode is: HX2 6BG

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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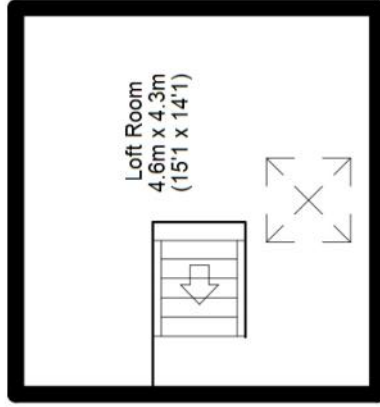
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 859 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.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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