

Halifax Road, Sowerby Bridge, HX6 4AG

£300,000

Edkins & Holmes
ESTATE AGENTS

This spacious three-bedroom stone-built semi-detached home has been fully modernised throughout and offers beautifully presented accommodation, ideal for a couple or growing family.

The ground floor features a well-proportioned reception room together with a modern family dining kitchen, providing an excellent space for everyday living and entertaining. To the first floor are two double bedrooms, a further single bedroom and a stylish fitted house bathroom.

Enjoying a pleasant position within the sought-after residential area of Ripponden, the property is ideally placed for access to well-regarded local schools and the excellent range of shops, cafés, restaurants and amenities available within Ripponden village. Sowerby Bridge, Elland and Halifax are also within easy reach, along with convenient access to the M62 motorway network for those commuting to Leeds, Manchester and beyond.

An early internal viewing is highly recommended to fully appreciate the space, presentation and location of this attractive family home.







To the Ground Floor:
Enter the property through a UPVC entrance door with frosted light panels which has a leaded and coloured glass panel.

Entrance Hall
Having a central heating radiator, ceiling coving and built-in understairs storage cupboard.

Lounge 14'10" x 12'9" (4.53m x 3.9m)
Situated to the front of the property with a large square, double glazed bay window which provides a wooded aspect. There is a central heating radiator, ceiling coving and a feature fireplace.

Dining Kitchen 12'10" x 19'4" (3.920 x 5.909)
Peacefully situated to the rear of the property being fitted with a range of matching wall and base units with laminated working surfaces . There is a 4 ring electric hob with built-in oven beneath, overhead extractor fan and light, integrated fridge/freezer, plumbing for a washing machine, inset composite sink unit with mixer taps and side drainer and having a sealed double glazed windows, central heating radiator, feature fireplace, feature wall lights and external door gives access to the side of the property.

To the First Floor:

Landing
With a sealed unit double glazed window and ceiling coving.

Bedroom One 11'11" x 11'1" (3.64m x 3.39m)
The bedroom has a central heating radiator, sealed unit double glazed window to the front elevation with wooded aspect across the Ripponden valley.

Bedroom Two 13'3" x 11'11" (4.063m x 3.65m)
Situated to the rear of the property, having a central heating radiator, and a sealed unit double glazed window.

Bedroom Three 8'8" x 7'11" (2.66m x 2.43m)
Situated to the front of the property, with views across Ripponden valley. There is a sealed unit double glazed window, a central heating radiator.

Bathroom
Furnished with a 3 piece white suite incorporating a concealed flush WC, vanity wash basin and bath with shower over. There are a bank of 3 sealed unit double glazed windows and a central heating radiator with half tiled walls.

Exterior
To the front of the property there is a central pathway, with lawns to either side which to enjoys the woodland and views beyond. To the rear there are gardens and an off road parking space for two cars.

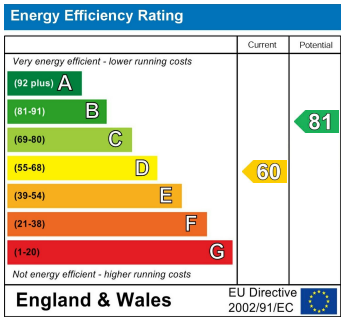
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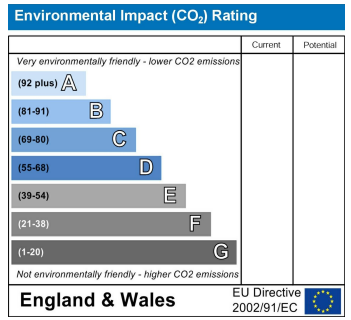
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
models.paramedic.parks

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We are not a member of a client money protection scheme.









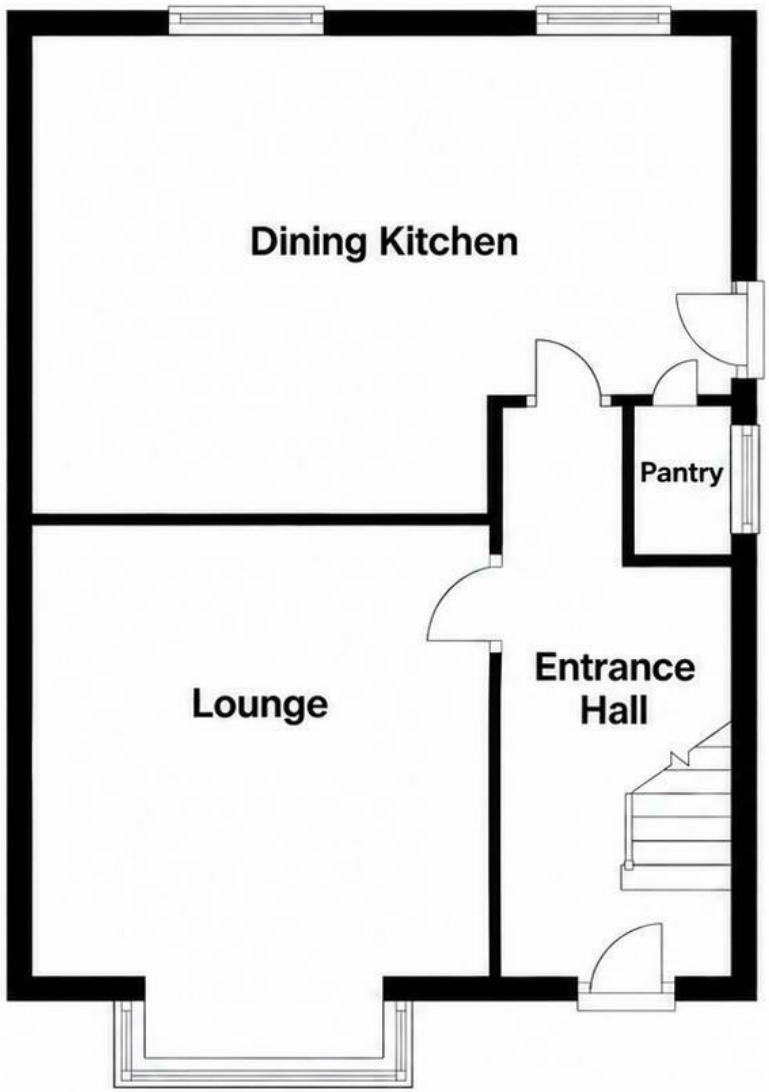




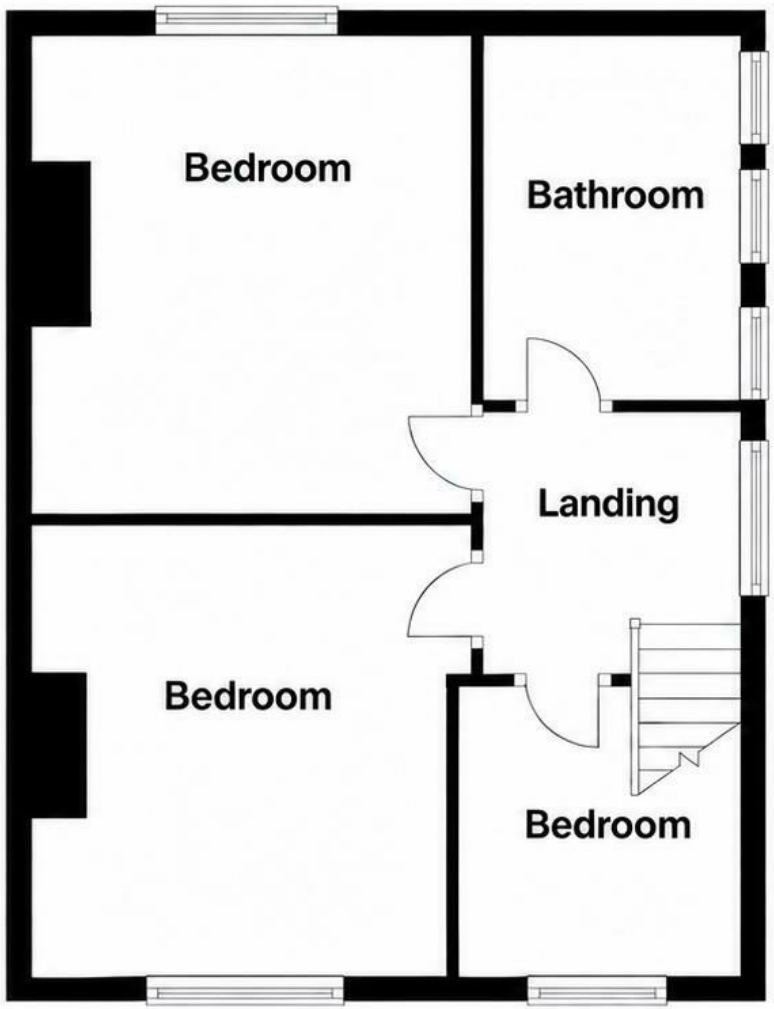




Ground Floor



First Floor



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