



14 Wood Croft, Sowerby Bridge, HX6 1HL
Asking Price £160,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY with off-street parking located in Sowerby Bridge, Halifax - HX6. With a well-presented dining kitchen, a landscaped garden with outhouse, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance hall, lounge, dining kitchen, occasional room, store, three double bedrooms, bathroom, WC and loft. Externally the property has a large low-maintenance garden to the rear, and lawned garden to the front, and a driveway offering parking for two cars. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Spacious dining kitchen to the rear of the property with access to the occasional room and the garden. With laminate flooring throughout, under-stairs storage and ample room for a dining table with chairs. The kitchen is fitted with a good range of matching white shaker style units with butcher block worktops and tiled splashbacks. Appliances - gas hob with overhead extractor, fridge/freezer, oven/grill, dishwasher. Space and plumbing for a washing machine and a dryer as seen.

Living Room



Good-sized living room to the front of the property with laminate flooring throughout. Offering ample space for a suite and alcove storage as seen.

Occasional Room



Occasional room to the rear of the property with access through from the kitchen. Offering potential to be used as a utility room/wc, child's playroom or even a home office.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front of the property. With full-length fitted mirrored wardrobes, storage above the bulk-head, and space for a large bed with side tables.

Bedroom



Second bedroom, a further good-sized double with a view to the front of the property. With fitted full-length wardrobes, and space for a double bed with side tables and dressing furniture.

Bedroom



Third bedroom, another double room currently accommodating two single beds - ideal for a child's bedroom or home office.

Bathroom



Tiled house bathroom with frosted window to the rear of the property. Fitted with a matching white two-piece suite - bath with overhead shower, wash basin and towel rail.

WC

Separate WC to the first floor, situated next to the bathroom with a white WC & wash basin.

EXTERNAL

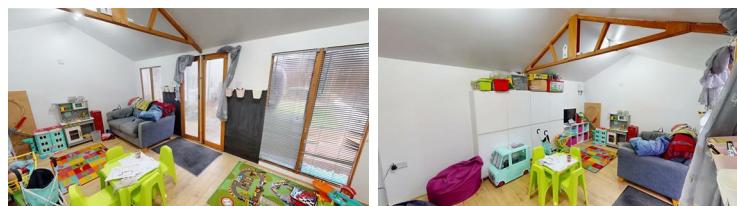


Rear



The property has a well-presented garden to the rear of the property with access from the kitchen or side of the property. The garden has a large flagged patio leading from the property - ideal for outdoor seating. To the top tier is a mainly astroturfed lawn area, decking area and boundary fencing.

Summer House



Wooden-clad summer house situated to the side of the garden. The summer house offers a power supply, lighting, electric heaters and double doors from entry. Offering an ideal space for a child's playroom, home or business space, or a home gym.

Front



The property offers two-off street parking spaces, with a lawned gated garden to the side.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	