



9 Brockwell Gardens

Sowerby Bridge, HX6 1BP

Offers Over £300,000 Freehold





Enjoying a generous plot in the sought-after Sowerby, offered to the market with no onward chain, 9 Brockwell Gardens is a spacious three/four bedroom semi-detached family home providing well-presented accommodation over two floors, alongside a gated driveway, detached double garage and generous rear garden.

Location

Situated between Sowerby and Sowerby Bridge, the property is conveniently located to take advantage of the excellent commuter links by road and rail. The M62 motorway network is within easy reach and local railway stations run regular services connecting the main northern business centres. Whilst offering a semi-rural setting, a wide range of amenities exist within a short distance including a range of independent shops in Ripponden, along with a range of larger retailers and supermarkets located in Sowerby Bridge and Halifax.

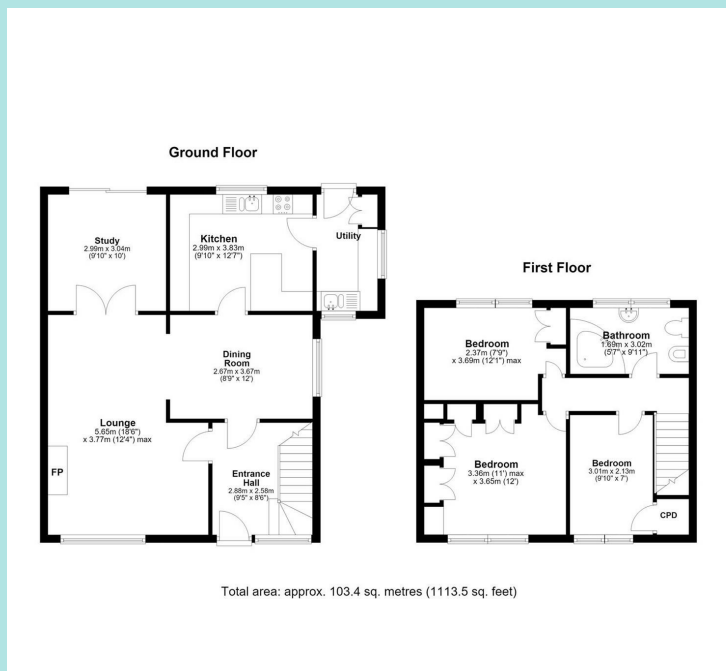
Accommodation

Access is gained into the spacious entrance hallway with a staircase with understairs storage rising to the first floor. The door to your left takes you through to the spacious lounge with a large window to the front elevation allowing for natural light. A gas fire sits at the focal point with decorative surround. The lounge follows round open-plan to the dining room, which in-turn accesses the kitchen. French doors access a versatile reception room which could be used as a separate sitting room, study or fourth bedroom, with sliding glazed doors accessing the rear garden.

The kitchen offers a breakfast bar and a range of wall, drawer and base units with contrasting worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven, four-ring hob with extractor above, dishwasher and fridge freezer. Leading off the kitchen is a utility room which provides a second entry point. The utility offers a useful store and a range of base units with stainless-steel one-and-a-half bowl sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property enjoying a pleasant outlook and benefiting from a range of built-in drawers and wardrobes. A further double bedroom is positioned to the rear of the property, benefitting from built-in wardrobes and enjoying an outlook over the garden. A fair-sized third bedroom with built-in storage and the house bathroom complete the accommodation. The fully-tiled bathroom has a four-piece suite comprising a w/c, bidet, pedestal wash-hand basin and panelled bath with overhead shower.

Externally, to the front of the property, a well-manicured lawn is bordered by colourful planting and shrubbery, adjacent to a gated driveway providing off-street parking for four cars. The driveway continues down the side of the property to a detached double garage with power, lighting and two up-and-over doors, providing further secure parking or useful storage. To the rear, accessed from the study or utility, a private and low-maintenance garden has a small lawn, generous terrace and raised patio seating area.



Council tax band: C
 EPC rating: TBC
 Ground rent: N/A
 Service charge: N/A

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