

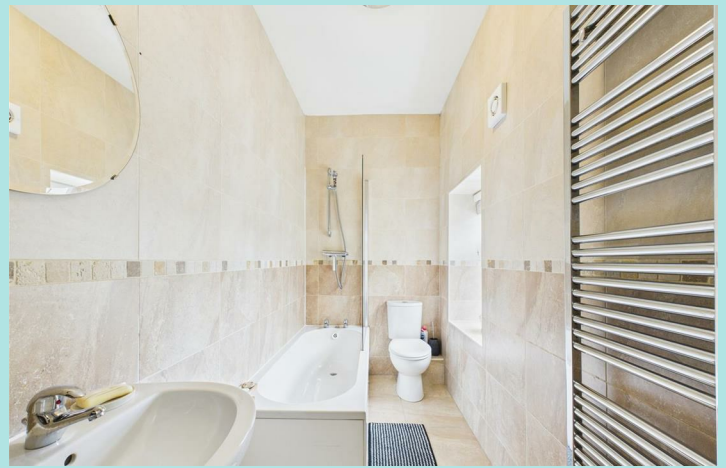


34 New Marsh

Sowerby Bridge, HX6 2JG

Asking Price £200,000 Freehold





Occupying a prominent position off Burnley Road, 34 New Marsh is a deceptively spacious end-terrace house offering well-presented accommodation over four floors perfect for the larger families. The property has been recently re-roofed and re-rendered to the side elevation.

Location

Situated in 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 through a Upvc door into the entrance porch with a second door leading into the lounge. The spacious lounge is tastefully decorated with a large window to the front elevation flooding the room with natural light and has an open fire to the focal point with decorative Adam-style surround.

Moving through to the kitchen which offers a range of shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above.

Descending a staircase to the lower ground floor you'll find a second entrance porch with access to the rear, double bedroom with walk-in wardrobe, cloakroom, and a utility room. The cloakroom has a w/c and wash-hand basin and the utility has a range of base units with stainless-steel sink and drainer and plumbing for a washing machine.

Rising to the first floor landing accessing two double bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, benefitting from built-in storage and enjoying an outlook towards open fields. A second double bedroom also enjoys far-reaching views while the fully-tiled house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Completing the accommodation, the second floor landing accesses two double bedrooms with velux skylights allowing for natural light.

Externally, the property offers on-street parking.



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

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