



Rufford House, 20 Bright Street

Sowerby Bridge, HX6 2EU

£345,000 Freehold





Rufford House is a substantial, extended stone-built semi-detached home situated in a sought-after residential area of Sowerby Bridge. Having been thoughtfully modernised and renovated by the current owners to an excellent standard throughout, the property offers four well-proportioned bedrooms, two modern bathrooms and an open-plan living, dining and kitchen area, providing stylish and versatile accommodation ideally suited to family life and entertaining. Externally, there is a block-paved driveway providing off-road parking, together with a tiered, landscaped rear garden offering a pleasant space for outdoor relaxation and entertaining.

Location

The property is situated on Bright Street, just beyond the turning for Fern Lea Street when approached via the A6139/Tuel Lane. It is conveniently located for the amenities of the popular town of Sowerby Bridge, including the railway station, local primary and secondary schools, and a range of shops, cafés and pubs. Attractive countryside and canal-side walks can also be enjoyed nearby.

Accommodation

The traditional entrance hall features a practical mat well and attractive arched staircase. Brushed rustic oak flooring runs throughout the ground floor, complemented by high ceilings and vertical column radiators.

The ground floor offers an open-plan living, dining and kitchen space, ideal for everyday living and entertaining. The living area features an impressive angled bay window to the front elevation and a working cast-iron fireplace with decorative floral tiled inserts, a timber mantelpiece and polished black marble hearth.

The dining area benefits from a beautiful stained-glass side window and flows seamlessly into the kitchen, which features a timber door incorporating stained glass, a side-facing window and uPVC French doors opening onto the rear patio. The kitchen is fitted with an excellent range of high-gloss, soft-close units and complementary wooden work surfaces, incorporating a five-ring gas hob with extractor hood, stainless-steel sink and drainer. Integrated appliances include an electric oven, under-counter fridge and dishwasher. A central island provides additional preparation space, a breakfast bar and shelving, while tiled splashbacks and recessed spotlights complete the room.

An enclosed staircase leads to the cellar rooms, offering useful storage, a front-facing window and a utility area with Belfast sink, plumbing for a washing machine and space for a tumble dryer. The boiler is also located here.

To the first floor, a spacious landing features a timber spindle balustrade. The principal bedroom enjoys stunning front-facing views and benefits from a fully tiled en-suite shower room with wall-mounted wash hand basin, WC and walk-in shower. A useful double storage cupboard is located beneath the staircase.

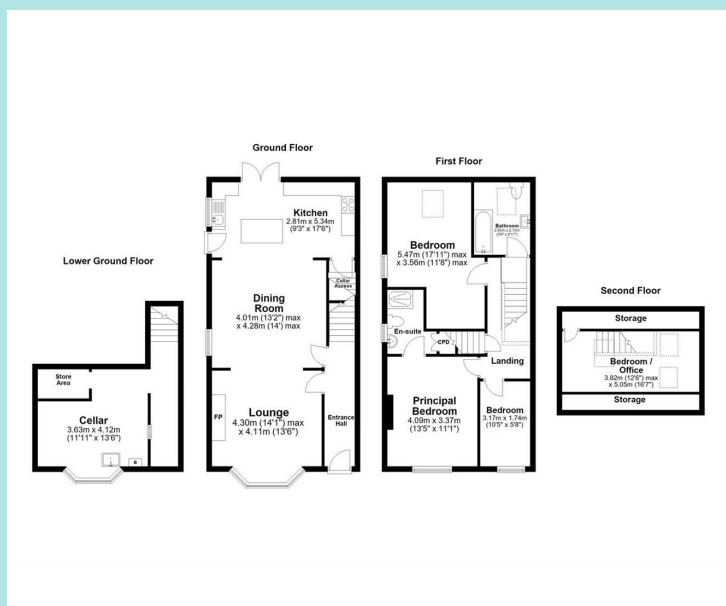
There is a further good-sized single bedroom with a front-facing window, alongside a split-level double bedroom to the rear, featuring a side-facing window and a Velux-style roof window with integrated blind.

The beautifully appointed house bathroom comprises a bath with shower over and glass screen, wash hand basin set within a vanity unit and WC. Checkerboard tiled flooring, tiled walls, a Velux-style window with integrated blind, heated towel rail, extractor fan and recessed mirror complete the room.

An enclosed timber staircase leads to the attic bedroom, currently utilised as a home office. The room features three Velux-style windows with integrated blinds, exposed beams and access to the eaves storage. Fitted cupboards, open shelving and sliding cabinets with glass fronts provide excellent storage.

Externally, a block-paved driveway provides off-road parking for two vehicles, with shared access to the side. Steps lead to a small Indian stone-paved patio enclosed by railings.

The enclosed rear garden features an Indian stone-paved patio, with stone walls, paved steps and railings leading to a series of landscaped tiers. These incorporate planted borders, paved and lawned areas, and a further raised pebble-covered seating area with external power sockets. Mature plants and shrubs, fenced boundaries, retaining stone walls, external lighting and a retractable canopy complete this versatile outdoor space, ideal for relaxation and entertaining. Gated access is also available to the rear.



Council tax band: C

EPC rating: E

Ground rent: N/A

Service charge: N/A

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