



30 EDWARDS ROAD SOWERBY BRIDGE, HALIFAX

Situated in this desirable and extremely convenient residential location lies this spacious three bedroomed semi-detached residence providing attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, lounge with bay window, modern fitted dining kitchen, conservatory, three bedrooms, modern bathroom, gardens to front and rear, uPVC double glazing and gas central heating. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a quality and spacious three bedroomed semi detached residence in this location and as such an early appointment to view is strongly recommended in order to avoid disappointment.

Price Guide: O/A £255,000

The uPVC double glazed front entrance door with uPVC double glazed windows to either side opens into the

ENTRANCE HALL

With cornice to ceiling, radiator with cover, laminate wood floor, uPVC double glazed side entrance door, door to under the stairs cupboard housing the Vokera combination boiler and providing excellent storage facilities.

From the Entrance Hall a panelled door opens into the

LOUNGE 4.55m x 4.19m



With angular bay window to the front elevation incorporating uPVC double glazed units, feature marble fireplace with mantelpiece and hearth incorporating a living flame electric fire, cornice to ceiling, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

OPEN PLAN DINING KITCHEN 6.43m x 3.31m



Being fully fitted with a range of modern white wall and base units incorporating matching work surfaces with stainless steel single drainer 1 ½ bowl sink unit with mixer tap, breakfast bar, four ring induction hob with extractor in stainless steel canopy above with fan assisted electric

oven and grill beneath, integrated microwave, integrated dishwasher, integrated tumble dryer and an integrated washing machine There are matching splash backs with complementing colour scheme to the remaining walls and a laminate wood floor, uPVC double glazed window to the rear elevation. In the dining/family area there are wall mounted TV fittings, cornice to ceiling and a laminate wood floor.



From the Dining Kitchen through to the

CONSERVATORY 3.27m x 3.16m



With uPVC double glazed window to three elevations and a door opening onto the rear flagged patio. The conservatory has an insulated roof, one double radiator and a laminate wood floor.

From the Entrance Hall a spindle staircase with fitted carpet leads to the

FIRST FLOOR LANDING

Access via a loft ladder to a fully insulated and partially boarded loft providing excellent storage facilities, uPVC double glazed window to the side elevation and a fitted carpet.

From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with mixer shower tap and overhead rain shower with handheld unit. The bathroom is panelled around the suite with complementing colour scheme to the remaining walls, two uPVC double glazed windows to the rear elevation, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

From the Landing a panelled door opens into

BEDROOM TWO 3.68m x 3.30m



This spacious second double bedroom has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM THREE 2.21m x 2.14m

This single bedroom has a uPVC double glazed window to the front elevation enjoying far-reaching views, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 4.13m x 3.43m



This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying far reaching views, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and brick and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in Council Tax band C

EXTERNAL



To the front of the property there is a tarmac drive providing off road parking facilities, a front garden and steps leading to the front entrance door. There is a tarmac path to the side of the property which leads to a large rear garden with a flagged patio area, lawn with decked area and a large garden shed providing excellent storage facilities.

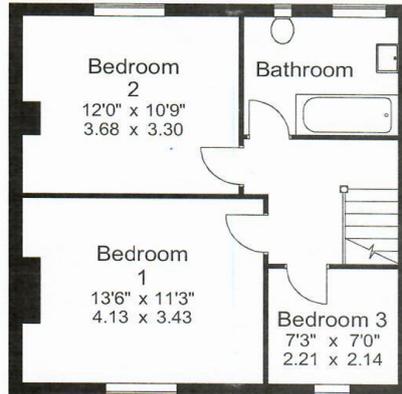
TO VIEW

Strictly by appointment, please telephone Property@Kemp&Co on 01422 349222.

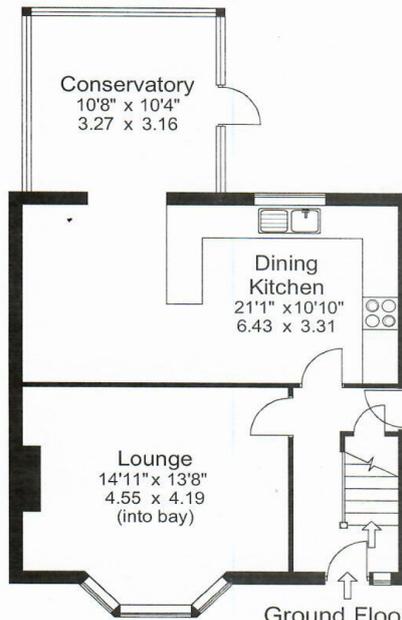
DIRECTIONS

Sat Nav HX2 7DG

Approx Gross Floor Area = 1077 Sq. Feet
= 99.84 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.