











# 51 BENTLEY MOUNT

SOWERBY BRIDGE | HX6 2SQ

This beautifully presented and spacious family home stands on a large corner plot and is located on a quiet cul-de-sac just a 10 minute walk from the extensive amenities in Sowerby Bridge.

Accommodation is arranged over two floors and briefly includes a superb open-plan Kitchen/Living Room, plus Sitting Room, three Bedrooms, bathroom, cloakroom and utility room.

Externally there are landscaped gardens to three sides, large detached garage, generous parking, greenhouse and potting shed.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Kitchen / Dining / Living Room  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
House Bathroom

COUNCIL TAX

C

EPC RATING

C

### INTERNAL

The property is entered via the front door into an entrance hall with staircase rising to the first floor. The generously proportioned sitting room features a fireplace with marble hearth housing a real-flame effect gas fire; there is useful understairs storage and double doors open into the spacious kitchen/dining/living room. This bright and airy room has sliding French doors into the garden, windows to two aspects and Velux rooflights which flood the room with natural light. The kitchen houses a range of cream 'Shaker-style' units with timber worksurfaces, equipment includes a 1½ bowl Franke sink, Bosch double oven and four-ring ceramic hob with extractor canopy over; there is a central island and integral appliances include a fridge and dishwasher. In the living area there is an open fireplace with timber mantle over and there is plentiful space in the dining area for a family sized table. There is a useful utility room adjacent to the kitchen with sink, base units and space for a washing machine, the ground floor accommodation is completed with a two-piece cloakroom.

There are three bedrooms located on the first floor, two doubles and a single; complemented by a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

### EXTERNAL

A large driveway is located to the side of the property, affording parking for several cars in front of the large, detached garage which is accessed via a remote control door. To the front of the property is a stone-flagged patio with steps leading up to an elevated patio and well-stocked rock garden. There is a stone-flagged patio to the rear of the house and a private lawn garden bordered with mature hedges and timber fence. A gently sloping lawn extends around the side elevation with steps leading up to the driveway, across which is another level lawn. The garden is completed with a sheltered greenhouse and timber potting shed.

### LOCATION

Situated in this popular residential location, 51 Bentley Mount is conveniently located close to a wide range of local amenities in Sowerby Bridge, King Cross and Halifax, including a choice of junior and secondary schools, a wide range of food and drink establishments, supermarkets and a leisure centre.

There are mainline railway stations in nearby Sowerby Bridge and Halifax, and the M62 (J24 & J22) is within a 20-minute drive affording easy access to Leeds, Manchester and beyond.

### SERVICES

All mains services, gas central heating with boiler located in cupboard under stairs.

### TENURE

Freehold

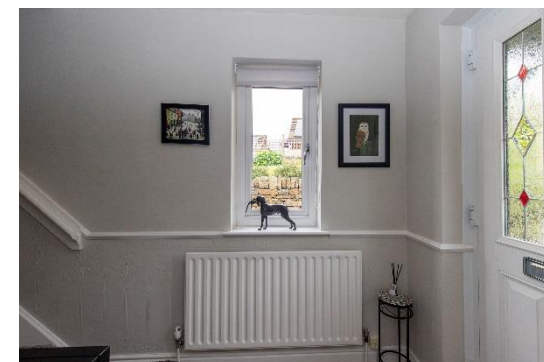
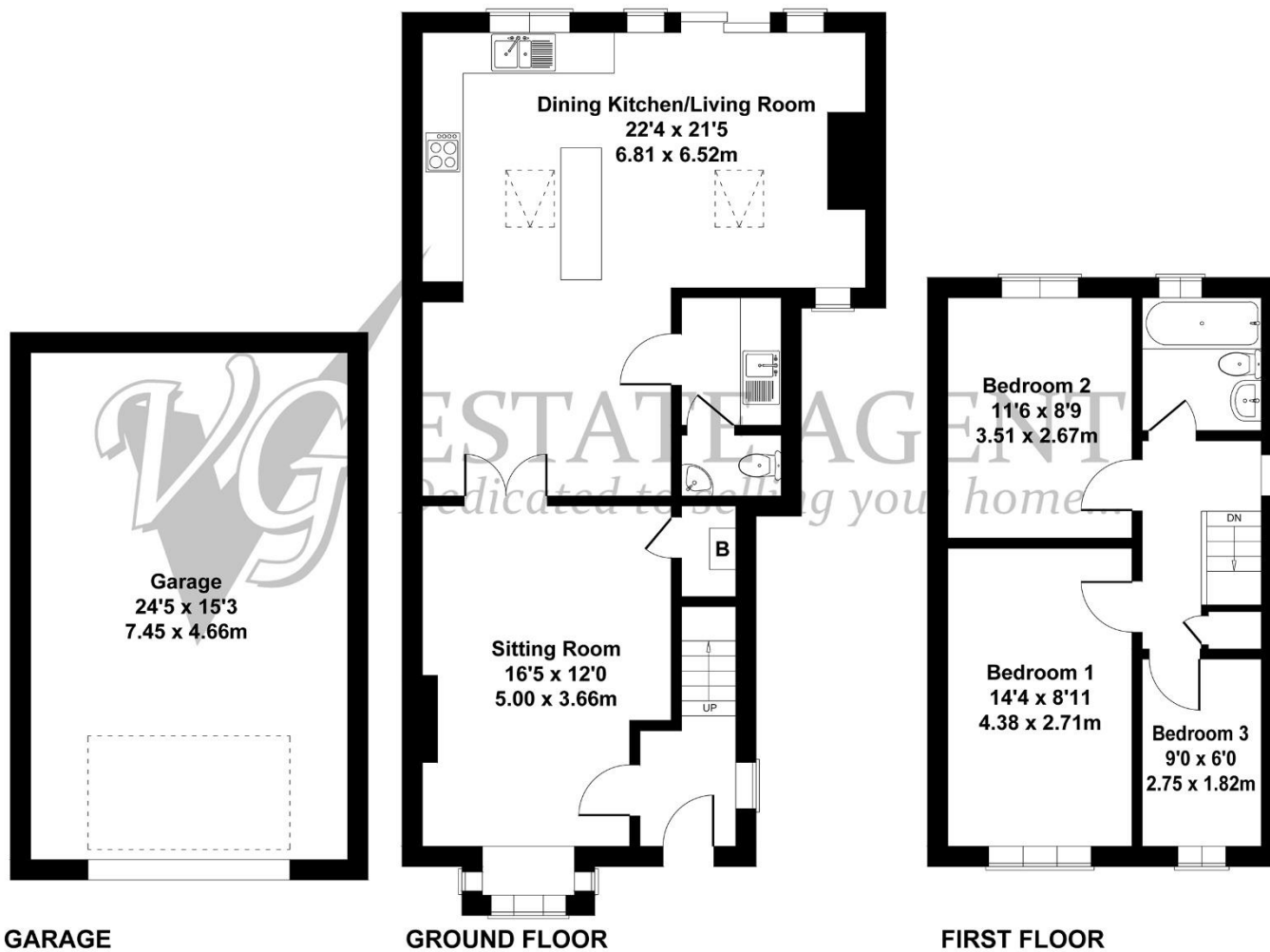
### DIRECTIONS

From Ripponden proceed on the A58 to Sowerby Bridge, continue on the A58 to Bolton Brow and turn left at the mini roundabout. Take the fourth left onto Willow Hall Lane and then take the first right turn into Bentley Mount, then take the second left turn and continue to the end of the cul-de-sac where number 51 is the last property on the left.





Approximate Gross Internal Area  
1475 sq ft - 137 sq m







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