







6 UPPER BENTLEY ROYD

SOWERBY BRIDGE | HX6 1DS

This beautifully presented barn conversion has been recently updated by the current owners to provide a spacious family home with the added benefit of a self-contained, 1 bedroom, annexe with kitchen and sitting room, to the lower ground floor.

The main accommodation has been finished to a high standard with quality fixtures and fittings and briefly comprises two reception rooms, an open plan living room / dining room, four bedrooms, family bathroom, en-suite and cloakroom.

Outside there is plentiful parking and gardens arranged over three levels with delightful seating areas, outdoor barbecue area and enjoying fabulous far-reaching views.



GROUND FLOOR

Entrance Hall
Living / Dining Kitchen
Sitting Room
Snug
Cloakroom

ANNEXE

Kitchen
Sitting Room
Bedroom
Bathroom

COUNCIL TAX BAND

E

FIRST FLOOR

First Floor Landing
Bedroom 1
En-Suite Bathroom
Bedroom 2
Bedroom 3
Bedroom 4 / Study
Family Bathroom

EPC RATING

E

INTERNAL

The property is accessed into the bright and airy entrance hall which is flooded with light from the original barn door window, a staircase rises from the hall to a galleried landing. The entrance hall leads into the impressive open-plan living room / dining kitchen, an ideal entertainment space. The kitchen houses a range of painted units with quartz worktops and includes a central island, 1 ½ bowl sink, space for a range with extractor hood over, and space for an American style fridge freezer as well as an integrated dishwasher.

Steps lead up from the dining kitchen into the spacious sitting room which features an exposed stone wall and has a window affording fabulous views. The ground floor accommodation is completed by a cosy snug / study and two-piece cloakroom.

The first-floor accommodation includes a spacious master bedroom with a delightful en-suite bathroom housing a roll-top bath, shower cubicle, WC and wash basin; in addition, there is a utility cupboard with plumbing for a washing machine and space for a dryer. There are three further well-proportioned bedrooms, with bedroom 4 currently utilised as a study and there is a useful set of built-in storage on the landing. The first-floor accommodation is complemented by a spacious family bathroom comprising double ended bath, vanity unit with basin, double shower cubicle and WC.

ANNEXE

The annexe is located on the lower ground floor and is entered into the charming kitchen which has fitted units with electric oven and hob and under counter fridge/freezer. There is a cosy sitting room, double bedroom with walk-in storage and a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

To the front of the property is a block paved driveway affording generous parking. Stone steps lead up to the front door. The current owner has created a lovely garden arranged over three levels and enjoying far-reaching views, featuring a mixture of stone flagged seating areas bordered by mature flower and shrub borders and including a gazebo, built-in storage, a barbecue area and large timber shed with mains lighting and power.

LOCATION

Conveniently situated with the excellent facilities of Sowerby Bridge within a few minutes' drive or walking distance, which include a wide selection of shops, supermarkets, schools, leisure centre with swimming pool, cafes and restaurants.

There is a mainline railway station (connecting to Manchester, Leeds and beyond), a regular bus service and the M62 motorway (J22 & J24) is within 15 minutes drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

SERVICES

All mains services, gas central heating. Boiler for main house in loft, boiler for annexe in bedroom cupboard.

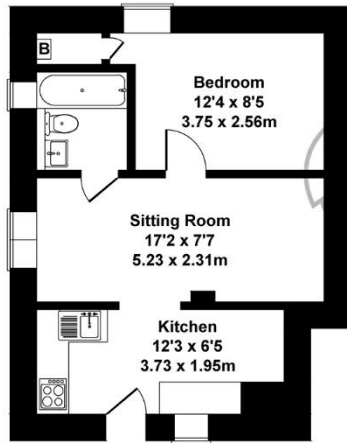
TENURE Freehold.

DIRECTIONS

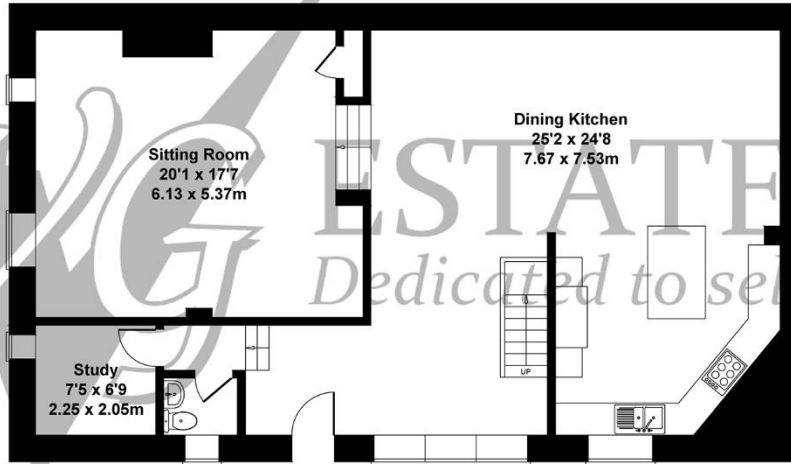
From Sowerby Bridge, proceed up Sowerby New Road, passing Tesco on the right. Turn left into Upper Bentley Road and the property can be found on the left hand side, identified by our For Sale sign.



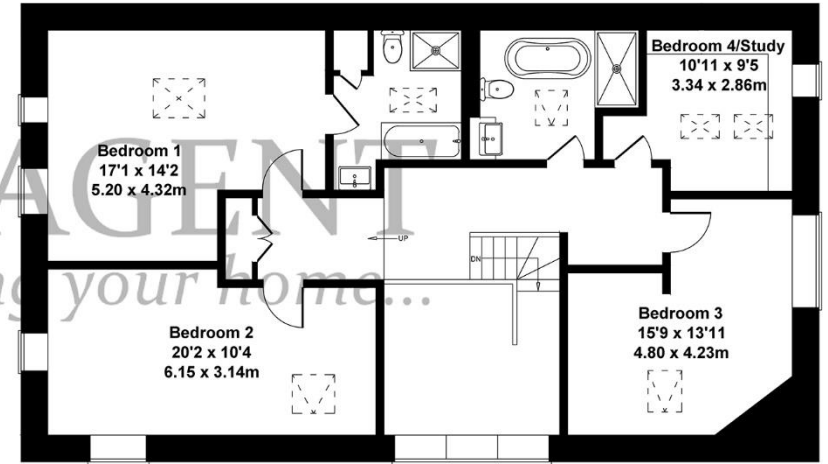
Approximate Gross Internal Area
2648 sq ft - 246 sq m



LOWER GROUND FLOOR (ANNEXE)



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.