





WILLOWFIELD LODGE

ROCHDALE ROAD | HX2 7NL

This detached two bedroom bungalow has been recently redecorated throughout and stands in a convenient corner plot, close to bus routes, amenities and a park.

Willowfield Lodge boasts two reception rooms, two double bedrooms, a modern shower room with large walk-in shower, and a separate w/c.

Outside the property boasts gardens to two sides along with a single garage and parking. There are a number of useful storage spaces accessed from outside the property and to the rear of the garage.

Available with no upward chain.



GROUND FLOOR

Kitchen
Sitting Room
Sun Room
Bedroom 1
Bedroom 2 / Dining Room
Shower Room
Separate W/C

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is entered via a sunroom, which leads through to a spacious sitting room. The sitting room features a fireplace with an electric fire, creating an attractive focal point. The light and airy kitchen is fitted with a range of white base and wall units with complementary light-coloured worktops and is equipped with a 1½-bowl sink, electric oven, four-ring electric hob, plumbing for a washing machine, and space for a fridge.

There are two double bedrooms, with the principal bedroom benefitting from built-in wardrobes.

The fully tiled shower room features a large walk-in shower and wash hand basin, while a separate cloakroom completes the accommodation.

The property has been newly decorated throughout and benefits from new carpets.

EXTERNAL

Occupying a generous corner plot, the property enjoys tiered rear gardens. Off-road parking is provided on the driveway for one vehicle, leading to a single garage. An under-house storage room is accessed externally from the rear of the property. Additional storage includes a store room located to the rear of the garage and an external boiler cupboard housing the gas combi boiler.

LOCATION

Located in the popular residential location of Willowfield, the property is conveniently situated 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 at Sowerby Bridge and Halifax and the property is close to the M62 motorway affording easy access to Leeds, Manchester and beyond.

SERVICES

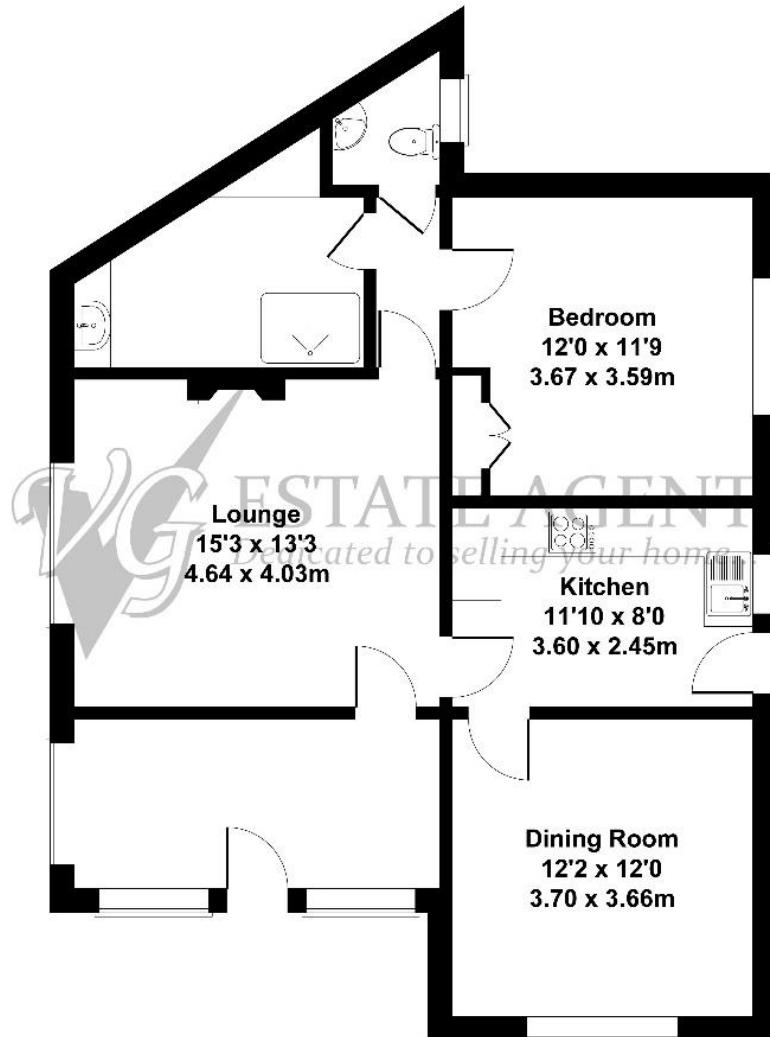
All mains services. UPVC double glazing. Gas central heating. The boiler is located in the external boiler cupboard.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and continue under the railway bridge into the town centre. Continue through Sowerby Bridge and up the hill towards Halifax. At the mini roundabout take the 1st exit and continue up hill, passing Crow Wood Park on the right. As Rochdale Road bends to the right take the second turn on the left into Willowfield Drive, Willowfield Lodge is the first property on the right, identified by the for sale board.



Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR



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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.