



14 Bentley Mount, Sowerby Bridge, HX6 2SQ

Offers Around £245,000

- : Semi Detached Family Home
- : Conservatory
- : Gardens
- : Easy Access To Halifax & Sowerby Bridge
- : Realistically Priced
- : 2 Reception Rooms
- : 3 Bedrooms
- : Garage
- : Popular & Convenient Residential Location
- : Viewing Strongly Recommended

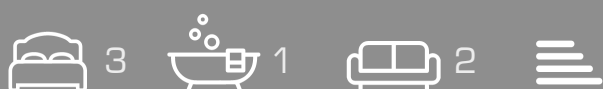
14 Bentley Mount, Sowerby Bridge HX6 2SQ

Situated in this extremely popular and convenient residential location lies this three bedroomed semi-detached residence providing ideal family accommodation.

Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided, which briefly comprises an entrance hall, two reception rooms, kitchen, conservatory, bathroom, three bedrooms, gardens to the front and rear and a driveway leading to a detached garage. gas central heating and double glazing

The property provides excellent access to the local amenities of Pye Nest and Sowerby Bridge, including parks shops and schools as well as easy access to Halifax & Sowerby Bridge and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase a three bedroomed semi-detached residence in this desirable cul-de-sac and, as such, an early inspection to avoid disappointment is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

Front entrance door opens into the entrance hall with UPVC double glazed window to the side elevation, one single radiator and a fitted carpet.

From the entrance hall a door opens into the:

LOUNGE

15'2" x 11'9"

With feature fireplace to the chimney breast incorporating a pebble effect living flame gas fire on a matching hearth. Bay window to the front elevation with UPVC double glazed units, one TV point, one double radiator and a fitted carpet. Door opens to an understairs cupboard providing useful storage facilities and housing the Worcester central heating boiler.

From the lounge folding doors open into the:

DINING ROOM

7'0" x 10'3"

With double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the dining room access is provided to the:

KITCHEN

10'3" x 7'6"

Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, electric oven with extractor above and plumbing for an automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls, fitted carpet and double glazed window to the rear elevation.

A rear entrance door opens into the:

CONSERVATORY

11'3"

With UPVC double glazed windows to three elevations, rear entrance door opening onto the flagged rear garden and a fitted carpet.

From the entrance hall stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation. Access to an insulated and partially boarded, around the entrance hatch, loft via a loft ladder. Door to a cupboard with fitted shelves providing useful storage facilities.

From the landing a door opens into the:

BATHROOM

With three piece suite in a grey shade incorporating pedestal wash basin, low flush WC and panelled bath with Mira electric shower unit. The bathroom is tiled around the three piece suite with a complementing colour scheme to the remaining walls, UPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the landing a door opens into:

BEDROOM TWO

8'6" x 11'11"

The second double bedroom has a UPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the landing a door opens into:

BEDROOM ONE

13'3" into wardrobes x 8'5"

With UPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the landing a door opens into:

BEDROOM THREE

8'3" x 6'5"

This single bedroom has a UPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

GENERAL

The property is constructed of simulated stone and brick and is surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric, with the added benefit of majority UPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band C.

EXTERNAL DETAILS

To the front of the property there is a flagged patio with flower and shrub border.

To the side of the property there is a flagged driveway providing off-road parking for two/three vehicles, which leads to a detached garage with an up-and-over door.

To the rear of the property there is a larger garden with a flagged patio area and shrub border.

TO VIEW

Strictly by appointment. Please telephone Property@Kemp & Co on Halifax 349222.



Directions

SAT NAV HX6 2SQ

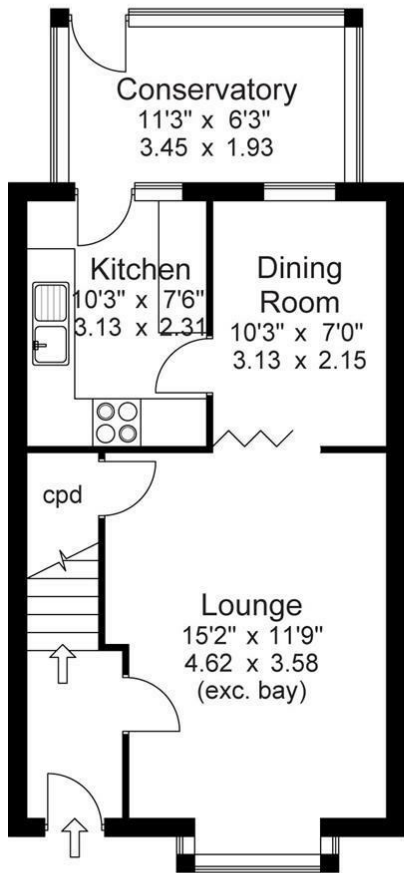
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

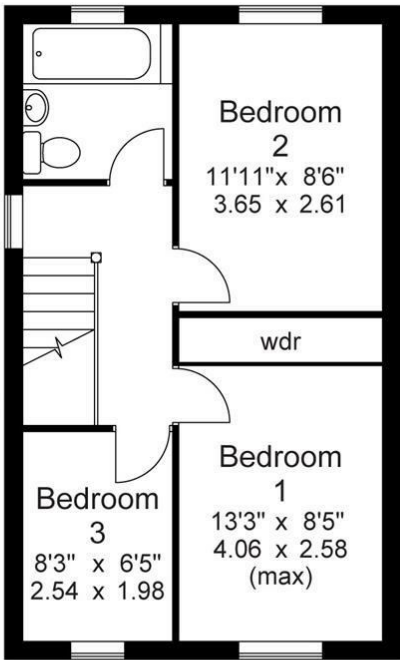
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 855 Sq. Feet
= 79.4 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.