





18 SOWERBY CROFT LANE

NORLAND | HX6 3QD

Tucked away in a peaceful position on the fringes of Norland village, yet within easy reach of the amenities including the local school as well as being close to nearby Sowerby Bridge, this deceptively spacious property enjoys elevated views from the front aspect.

This property requires carpeting throughout but provides spacious accommodation arranged over three floors which includes a dining kitchen, a bright and airy sitting room, three generously proportioned bedrooms, a three-piece bathroom and a small storage cellar.

Externally the property has a fully enclosed small rear courtyard and there is easy on-street parking.

NO UPWARD CHAIN



GROUND FLOOR
Entrance Vestibule
Sitting Room
Dining Kitchen

FIRST FLOOR
Bedroom 2
Bedroom 3
Bathroom

LOWER GROUND FLOOR
Cellar

SECOND FLOOR
Bedroom 1

COUNCIL TAX BAND
A

EPC RATING
D

INTERNAL

Access is gained via a useful entrance vestibule that opens into the spacious sitting room featuring a traditional fireplace with timber surround and open fire.

The spacious dining kitchen is fitted with a range of units with complementary work surfaces incorporating a 1½ bowl sink, electric oven with four-ring gas hob and extractor canopy over, integrated fridge and plumbing for a washing machine. An external door gives access to the rear courtyard and an internal door opens onto the staircase leading down to the storage cellar.

There are two double bedrooms located on the first floor, the bedroom to the front aspect enjoying far-reaching views over the Ryburn Valley. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

There is a useful storage cupboard on the landing and a door gives access to the staircase to the second floor and Bedroom 1, which is particularly spacious and enjoys plentiful natural light from a number of Velux rooflights. The room features exposed timber beams as well as exposed stonework.

EXTERNAL

Easy on-street parking and a small enclosed rear courtyard.

LOCATION

18 Sowerby Croft Lane is just a short drive from the centre of Norland and rural moorland yet enjoys the convenience of nearby Sowerby Bridge and its extensive amenities, which include a supermarket, leisure centre with swimming pool and a wide range of shops, pubs and restaurants. The property also lies in the catchment area for Norland primary school, which has an excellent reputation and there is a popular golf club and local gastro pubs in nearby Barkisland and Ripponden. There is a mainline railway station in Sowerby Bridge and the M62 is only 15 minutes away.

SERVICES

All mains services. Gas central heating, boiler located in Bedroom 3. UPVC double glazing.

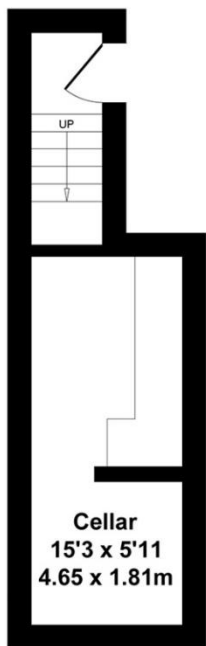
TENURE Freehold.

DIRECTIONS

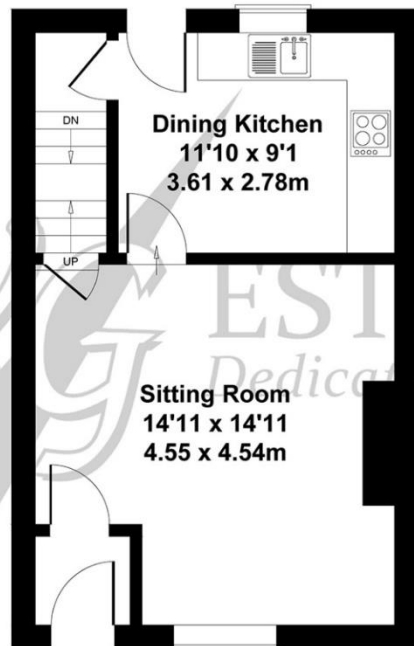
From Ripponden take the A58 Halifax Road towards Sowerby Bridge and just after passing the petrol station before reaching the town, turn right into Watson Mill Lane. Proceed uphill into Sowerby Croft Lane. Continue past the left turn into Scar Head Road and 28 Sowerby Croft Lane is the second last property on the right hand side, indicated by our For Sale board.



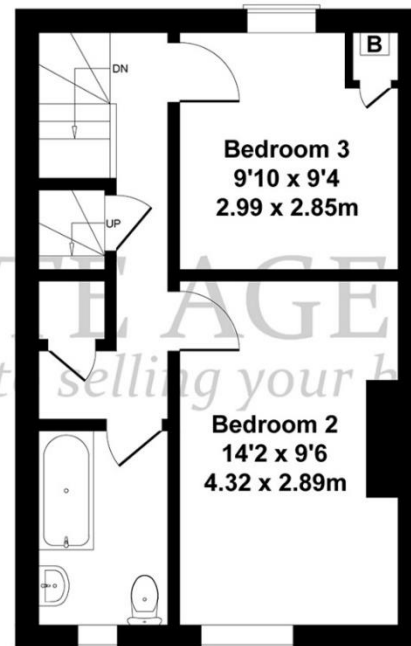
Approximate Gross Internal Area
1216 sq ft - 113 sq m



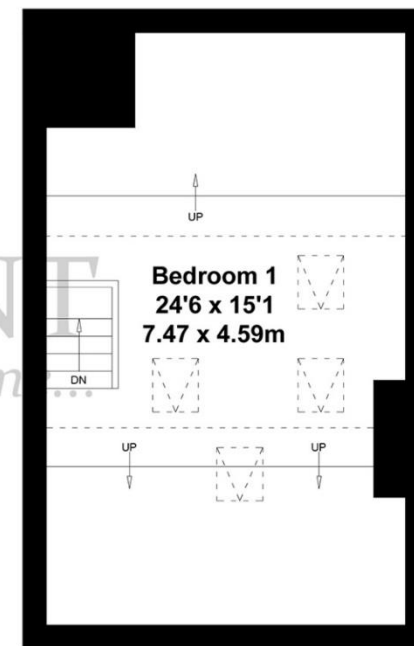
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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.