







81 ROOLEY HEIGHTS

SOWERBY | HX6 1NR

Available with NO ONWARD CHAIN this unique detached property boasts an exceptional energy efficiency rating of A and has been built to the highest standards by the current vendors. The environmentally friendly features include solar panels with battery storage, giving purchasers the opportunity to generate their own electric supply as well as air source underfloor heating.

This spacious eco house offers sustainable family accommodation arranged over two floors, including a superb open-plan living room / dining kitchen with extensive bi-fold doors, a cosy sitting room, two large double bedrooms plus a single bedroom / study and two shower rooms.

Externally there is gated off-road parking and block paved, low-maintenance patios to front and rear aspects.



GROUND FLOOR

Entrance Porch
Open Plan Living Room / Kitchen
Sitting Room
Shower Room

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX

D

EPC RATING

A

INTERNAL

The property is accessed via a wall of bi-fold doors directly into the well-proportioned open plan living room / dining kitchen with space for separate sitting and dining areas. The kitchen is fitted with a range of modern wall and base units with granite effect work surface and undermounted sink. Equipment includes a Neff single double oven with retreating door, matching microwave / combination oven, four-ring induction hob with filter canopy over; integrated appliances include a washing machine, fridge and freezer. An open staircase rises to the first floor.

The cosy sitting room is accessed from the living room via a sliding pocket door, windows to two aspects provide natural light and there is a wall mounted electric fire. Another sliding pocket door gives access to the ground floor shower room which houses a large shower cubicle, WC and wash basin mounted on a vanity unit.

The ground floor accommodation is completed with an entrance porch, which gives access to the rear gated parking area and a storeroom housing the hot water tank and heating controls.

There are two large double bedrooms on the first floor, both open to roof height with windows to three aspects. Bedroom 2 is currently utilised as an additional sitting room. The first floor accommodation is completed with a single bedroom/study and a three-piece shower room with shower cubicle, WC and wash basin mounted on a vanity unit.

EXTERNAL

To the rear of the property is gated off-road parking. To the front of the property there is a low-maintenance patio garden.

LOCATION

The property is located in the residential village of Sowerby, which has two village pubs, shops, primary and secondary schools and a church. The more extensive amenities of neighbouring Sowerby Bridge include a health centre, library, leisure centre and a variety of shops, pubs and restaurants.

The M62 (J22) is within a 15-minute drive. There is a regular public bus service to Sowerby Bridge and Halifax. The mainline railway station in Sowerby Bridge provides speedy access to Leeds, Manchester and beyond.

SERVICES

Mains electric, water and drainage. Air source heat pump supplies underfloor heating to the ground floor. Solar panels provide electricity.

TENURE

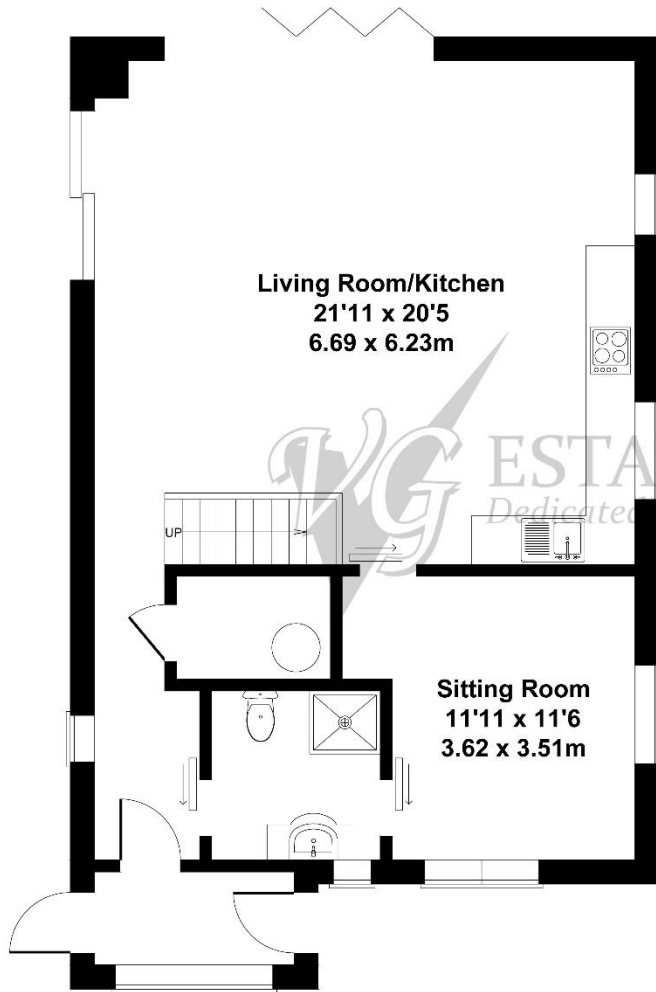
Freehold.

DIRECTIONS

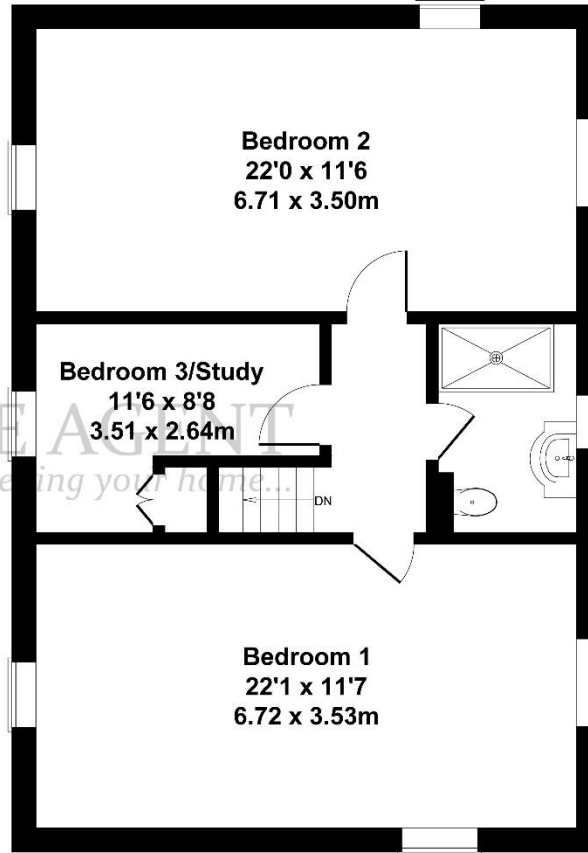
From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the crossroads turn right into Dean Lane, proceed along Dean Lane turning left into St Peters Avenue and left again into Towngate. The property can be found on the left-hand side, at the entrance to Rooley Heights. For viewing purposes the property is accessed through the grounds of Prospect House.



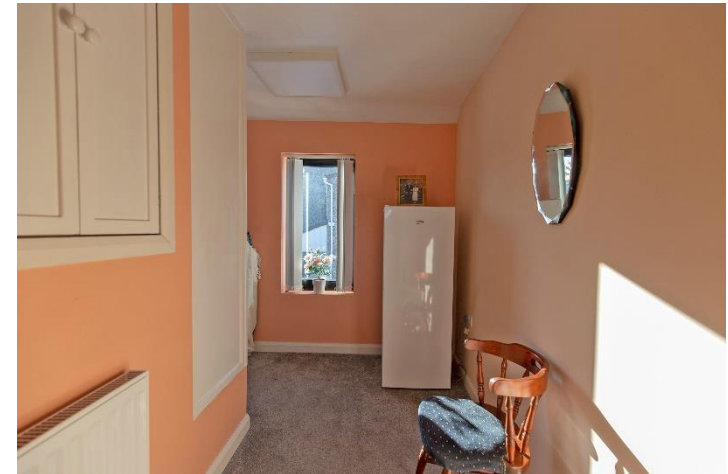
Approximate Gross Internal Area
1464 sq ft - 136 sq m



GROUND FLOOR



FIRST 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.