







39 GREENSIDE GARDENS

SOWERBY BRIDGE | HX6 2UP

Situated on a residential cul-de-sac, conveniently located in Friendly between Luddendenfoot and Sowerby Bridge, this modern semi-detached home enjoys far-reaching open views at the rear.

This well-presented and spacious accommodation benefits from a large living dining kitchen, four bedrooms plus family bathroom, en-suite shower room, dressing room and two cloakrooms.

There is off-road parking to the front of the integral garage (now used as a storeroom) and a fully enclosed low-maintenance garden to the rear of the property.



GROUND FLOOR

Bedroom 3
Dressing Room
Bedroom 4 / Study
Cloakroom
Storeroom / Former Garage

LOWER GROUND FLOOR

Living / Dining / Kitchen
Utility Room
Cloakroom

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Family Bathroom

COUNCIL TAX BAND

D

EPC RATING

C

INTERNAL

The open plan living / dining / breakfast kitchen is flooded with light from a pair of windows, French doors leading into the garden and two rooflights. The space is divided up into defined sitting, dining and kitchen areas. The stylish breakfast kitchen houses high gloss units with quartz worksurfaces and an undermounted sink with instant hot water tap is located in the breakfast bar island. Equipment includes an eye level oven and grill, induction hob with stainless steel and glass extractor canopy over, integrated appliances include a microwave, dishwasher and fridge-freezer. The adjacent utility room has plumbing for a washing machine and gives access to a smart two-piece cloakroom.

Located on the ground floor are two bedrooms, bedroom 3 being used as the master bedroom with the benefit of a dressing room and bedroom 4 is currently used as a study. Completing the ground floor accommodation is a two-piece cloakroom and a large storeroom (formerly the garage but shortened to accommodate the dressing room).

The remaining two spacious double bedrooms are located on the first floor with bedroom 1 featuring French doors with Juliet balcony affording fabulous far-reaching views and benefiting from an en-suite shower room.

The first floor accommodation is completed with a stylish four-piece bathroom housing a corner shower cubicle, bath, WC and pedestal wash basin. There is loft space accessed via a drop-down hatch.

EXTERNAL

To the front of the property is a block paved driveway providing off road parking for two vehicles. To the rear of the property is a fully enclosed garden, accessed via a flight of steps from the front of the property or from the French doors on the lower ground floor. The low-maintenance garden comprises a stone-flagged patio and a level, artificial lawn.

LOCATION

Friendly is conveniently situated between Sowerby Bridge and Luddendenfoot, being within a few minutes' drive of local railway stations (Leeds/Manchester) and only 20 minutes' drive from the M62 motorway (J24). The pretty market town of Hebden Bridge is within a 10 minute drive. There is a village school and regular bus service to Halifax and Hebden Bridge.

SERVICES

All mains services. Gas central heating with boiler located in the utility room.

TENURE

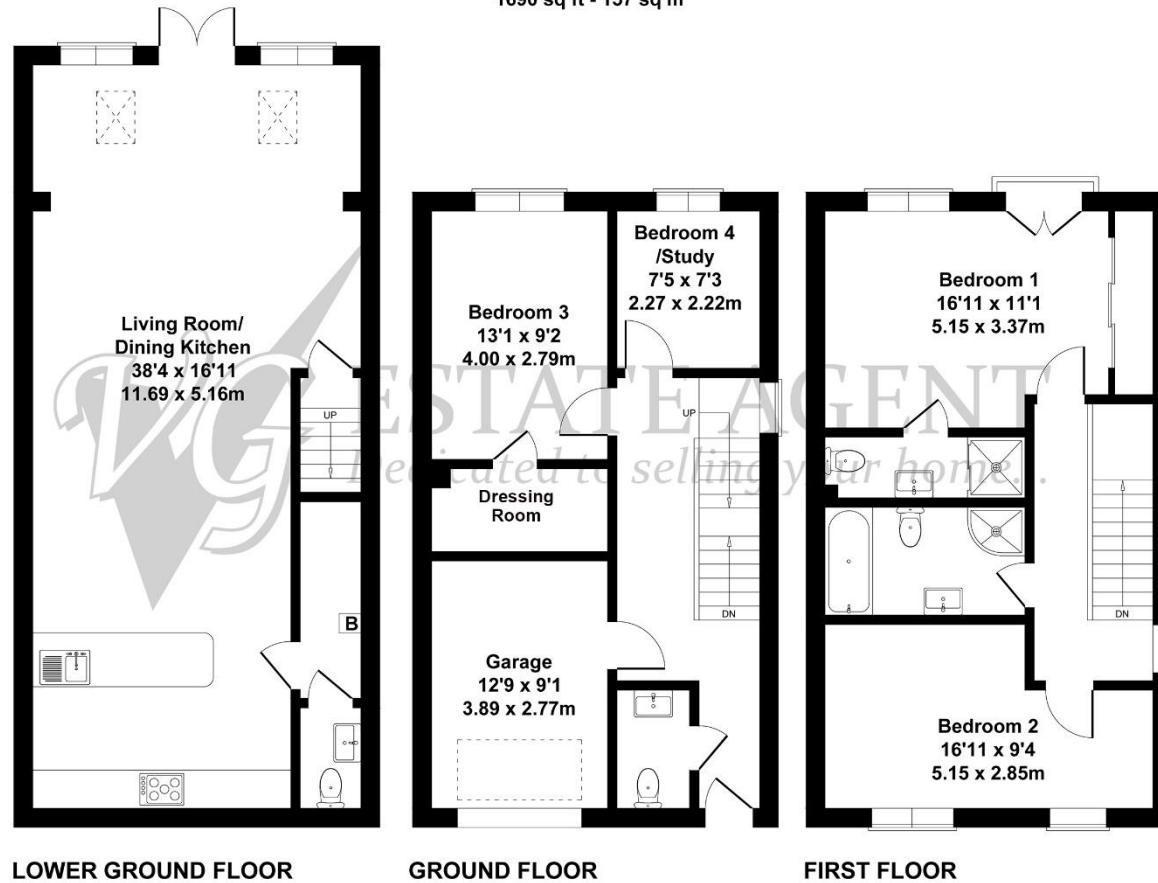
 Freehold.

DIRECTIONS

From Ripponden take the Halifax Road to Sowerby Bridge and proceed to the traffic lights in the centre of town, turning left up Tuel Lane. At the top of Tuel Lane turn left into Burnley Road. Continue past Friendly Avenue and Water Hill Lane, taking the next left into Greenside Gardens. Continue downhill and around the right hand bend and the property can be found on the left hand side.



Approximate Gross Internal Area
1690 sq ft - 157 sq m





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